THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180315325

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $215,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public
My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 75312 DEEDWARR
04/02/2018 11:33:52 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20180402-0030212

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Julie Poteet 179 County Road 704 Athens, TN 37303	New Owner	Tax Parcel ID No. 172-12-0D-310.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicole Thomas Woodson and Terry Randall Woodson, Jr, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Poteet , married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 310 a/k/a Unit E-32, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee.

Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Nicole Thomas, an unmarried woman by Warranty Deed from John A. Cobia, a single man of record in Instrument No. 20160520-0050470 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 20, 2016.

Nicole Thomas having since married and is now known as Nicole Thomas Woodson.
Terry Randall Woodson Jr joins in this conveyance to convey any and all marital interest he may have in subject property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.
All matters shown on the Plan of record in Instrument 20050120-0007426, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 20020315-0032826, and Supplemental Declaration of Charter in Instrument 20031212-0178492, as made applicable by Supplemental Declaration of Charter in Instrument 20050119-0006853, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-9N 18-1109-310

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825, supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of the Lenox Village Town Center Assn. Inc. in Instrument 20031016-0153550, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement in Instrument 20020408-0042676, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in Instrument 20011129-0130322, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.

Ingress/Egress Easement reserved in Instrument 20010103-0000902, Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7009 Lenox Village Drive #310 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2018.

Nicole Thomas Woodson

Terry Randall Woodson, Jr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicole Thomas Woodson and Terry Randall Woodson, Jr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020