THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Dustin Diefenbach
7223 Althorp Way
Nashville, TN 37211
SEND TAX BILLS TO: New Owners

Bill Garrett Davidson County
Batch# 115651 **DEEDWARR**
07/12/2018 10:54:29 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20180712-0067493

WARRANTY DEED

(Map 172-12-0D, Parcel 340.00-CD)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **LACEY E. GARRETT f/k/a LACEY E. SISCO and husband, KIRK GARRETT**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **DUSTIN DIEFENBACH, an unmarried man**, hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. N-6 as shown on Exhibit B2 & B3 to 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 (Section Two, the Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

BEING the same property conveyed to Lacey E. Sisco, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 29, 2005, of record in Instrument No. 20060104-0001126, in the Register's Office of Davidson County, Tennessee.

Lacey E. Sisco, having since married is now known as Lacey E. Garrett. Kirk Garrett, spouse of Lacey E. Garrett, joins in this conveyance to convey any and all right, title, claim and interest he may have in said property, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on plan of record as Instrument No. 20050322-0031182, and as exhibit B2 and B3 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405; to Master Deed Restrictions of record as Instrument No. 20020315-0032825; to Declaration of Charter, Easements Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405; to Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209; to Stormwater Detention Agreement of record as Instrument No. 20020408-0042676; to Sanitary sewer and/or storm drainage, water mains and appurtenances easement of record as Instrument No. 20040310-0027422; to Sanitary sewer and/or storm drainage, water mains and appurtenances easement of record as Instrument No. 20030923-0140666; to Charter of Lenox Village Town Charter Association, Inc., of record as Instrument No. 20031016-0153550; to Stormwater Detention Agreement of record as Instrument No. 20050822-0099609, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7223 Althorp Way , Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 2nd day of July, 2018.

Lacey Garrett f/k/a Lacey E. Sisco

Lacey Garrett f/k/a Lacey E. Sisco

Kirk Garrett

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lacey E. Garrett f/k/a Lacey E. Sisco and Kirk Garrett, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of July, 2018.

Notary Public

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 9-36-19

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $189,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of July, 2018.

Notary Public

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

My commission Expires: 12/15/21
File No. 20180422