Bill Garrett Davidson County
Batch# 124779 DEEDWARR
08/06/2018 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20180806-0076868

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $242,000.00 Affiant Subscribed and sworn to before me, this 30th day of July, 2018. Notary Public My commission expires: 3-13-22

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allison Clair Hargis	**New Owner**	**173-09-0-A-465.00CO**
7856 Heaton Way		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Suzanne Alicardi, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Clair Hargis

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 482 on the Plan of Resubdivison of Lots 220 & 351 through 355, Phase Four, Lennox Village, as shown by plat appearing of record in Instrument No. 20050113-0004928, and corrected in Instrument No. 20050203-0012996, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Suzanne Alicardi, a single woman and Susan Lambreth, a married woman, by Warranty Deed, from Catherine E. Dugan, a married woman, dated June 24, 2016, of record in Instrument No. 20160630-0066865, Register's Office for Davidson County, Tennessee. Being further conveyed by Susan Lambreth, a married woman, by Quitclaim Deed to Suzanne Alicardi, of record in Instrument No. 20180718-0069914, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20050113-0004928, corrected in Instrument No. 20050203-0012996, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080326-0030449, and Instrument No. 20080403-0033974, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20020315-0032826, Register's Office for DAVIDSON County, Tennessee.

DCCR for Lennox Village Town Center of record in Instrument No. 20060612-0069716, Register's Office for DAVIDSON County, Tennessee.
Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20051213-0149579, Register's Office for DAVIDSON County, Tennessee.
Storm Drainage Agreement of record in Instrument No. 20020722-0087469, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851 and Instrument No. 20011129-0130322, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR'S/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7856 Heaton Way, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th day of July, 2018.

Suzanne Alicardi

Suzanne Alicardi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Suzanne Alicardi, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **180400JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

