Bill Garrett Davidson County
Batch# 126305 DEEDWARR
08/08/2018 09:35:43 AM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20180808-0077922

LORI SMITHSON Notary Public At Large RUTHERFORD COUNTY, TN (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $302,000.00 Affiant Subscribed and sworn to before me, this 7th day of August, 2018. Notary Public My commission expires: 10-21-18

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:
Lisa M. Deen	**State Farm Bank FSB**	**173-09-0-A-792.00CO**
4326 Barnes Cove Drive	**111 Corporate Office Dr., Ste. 300**	
Nashville, TN 37211	**Earth City, MO 63045-1506**	

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,

Reginald Murray and wife, Sandra Murray

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

Lisa M. Deen, an unmarried woman

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. 761 as shown on the plan of Section Two, Phase Eight of Lenox Village, of record in Instrument No. 20070413-0044640, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Reginald Murray and wife, Sandra Murray, by Warranty Deed, from Regent Homes, LLC, a Tennessee limited liability company, dated June 30, 2009, of record in Instrument No. 20090701-0061520, 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. 20070413-0044640, 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, and Instrument No. 20080403-0033974, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20020315-0032825, amended in Instrument No. 20021226-0158459, 20040526-0062221, Instrument No. 20060321-0032382, Instrument No. 20060120-0007913, and Instrument No. 20080326-0030449, 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.
All matters of record in Instrument No. 20060824-0104608, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement of record in Book 7985, Page 449, Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, 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 Declaration of Covenants, Conditions and Restrictions / 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 4326 Barnes Cove Drive, 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 7th day of August, 2018.

Reginald Murray

Sandra Murray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Reginald Murray and wife Sandra Murray, 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 7th day of August, 2018.

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

Notary Public

My Commission Expires

File #: **180398SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027