THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 231,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2018. Notary Public MY COMMISSION EXPIRES: 5/31/22 (AFFIX SEAL)

EMILY JONES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Karen Y Johnson Davidson County
Batch# 150361 DEEDWARR
10/10/2018 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $854.70
20181010-0100373

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Charles M. Williams III	Owner	MAP 172-12-0D-
521 Saint Jules Lane		PARCEL 544.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Theresa Ann Lea, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles M. Williams, III, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 810 as shown on Exhibit "B" 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 (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Theresa Ann Lea by Warranty deed from Mitchell G. Fielder and Rebecca K. Fielder of record in Instrument No. 20110624-0048481 Register's Office for Davidson County, Tennessee, dated June 21, 2011 and recorded on June 24, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019 and subsequent years; (2) all matters shown on the Plan of record as Instrument Number 20050322-0031182 as revised by Instrument No. 20061103-0136911; (3) Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826 and Instrument No. 20060622-0074677; (4) the Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, Instrument No. 20060321-0032382, and Instrument No. 20080326-0030449 and Instrument No. 20021226-0158459; (5) Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550; (6) Master Deed Restrictions of record in Instrument Number 20020315-0032825; (7) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20030923-0140666 and Instrument No. 20040310-0027422; (8) Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676; (9) Stormwater Detention Agreement of record in Instrument Number 20050822-0099609; (10) Grants of Easement of record in Instrument Number 20130626-0065783 and: 20130916-0097049; (11) Charter of the Lenox Village Neighborhood Association, Inc., of record in Instrument Number 20010412-0045831; (12) Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405; (13) Restrictions of record as Instrument Number 20070216-0019904; (14) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel (15)Subject to rights of others in and to the common areas and/or elements; (16) All visible easements; (17) All applicable governmental and zoning regulations.

This is IMPROVED property known as **521 Saint Jules Lane; 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE that I am 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 GRANTEE, his 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 hand this the 5th day of October, 2018.

Theresa Ann Lea by Michael J. Dobo, Attorney-in-Fact

Theresa Ann Lea by Michael J. Dobo, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael J. Dobo** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Theresa Ann Lea**, as her Attorney in Fact, as the free act and deed of the within named **Theresa Ann Lea**.

Witness my hand and official seal this the 5th day of October, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

EMILY JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY