THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 181017959

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $340,000.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 26th day of October, 2018.

Notary Public
My Commission Expires: 7/6/20

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

Karen Y Johnson Davidson County
Batch# 155203 DEEDWARR
10/30/2018 02:57:10 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20181030-0107485

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Davis and Kelsey Davis 4342 Barnes Cove Drive Nashville TN 37211	SunTrust Bank 901 Semmes Ave. Richmond, VA 23224	Tax Parcel ID No. 173-09-0A-649.00-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, **Jamie Madaris and wife, Elizabeth H. Madaris** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Blake Davis and Kelsey Hillard Davis, husband and wife**, ("Grantees"), their 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 Lot No. 768 on the Plan of Section One, Phase Eight of Lenox Village of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie Madaris and wife, Elizabeth H. Madaris by Warranty deed from Gretchen L. Griffin, f/k/a Gretchen L. Turpen, married of record in Instrument No. 20130517-0050166 Register's Office for Davidson County, Tennessee, dated May 13, 2013 and recorded on May 17, 2013.

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104608, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974 and Instrument No. 20080403-0033975, Register's Office for Williamson 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.
Restrictions, conditions, covenants, easements, liens, charges and regulations as set forth and provided for in and created by the Master Deed Restrictions and By-laws attached

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-KU-18-4342

thereto, for Lenox Village, A Traditional Neighborhood Development , recorded at Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the Register's Office of Davidson County, Tennessee, including without limiting the generality of the foregoing the following: a. Lien of Assessments for common expenses, and limited common expenses. b. Easements for encroachments, if any, of the common elements or any unit, or of any unit upon any portions of the common elements or of any unit upon another unit, occasioned by the actual location of the common elements and/or units being different than shown by the plat.
DCCR for Lenox Village Town Center of record in Instrument Number 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
Charter for Lenox Village Neighborhood Association, Inc., of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
Charter for Lenox Village Town Center Association, Inc., of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument Number 20020628-0078164 and 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
Storm Drainage Easements of record in Instrument Number 20020628-0078164 and 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Instrument Number 20010918-0100849 and 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
Sewer Easement of record in Instrument Number 20010918-0100850 and 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument Number 20080428-0043094, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20070611-0069800 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4342 Barnes Cove Drive 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, Grantors have executed this instrument on this 26th day of October, 2018.

Jamie Madaris

Elizabeth H. Madaris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie Madaris and Elizabeth H. Madaris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of October, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022