WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162231 **DEEDWARR**
11/19/2018 11:06:26 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20181119-0113582

W-P-18-8319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/5/21 (AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Lonsway		
(NAME)	(NAME)	
8319 Saint Danasus Drive	New Owner	**173-09-0A-245.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH W. JACKSON, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LONSWAY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 186 on the Plan of Revision to Lots 177 through 188 Phase "E", Lenox Village, of record in Plat at Instrument No. 20040726-0088981, 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 Joseph W. Jackson, III, a single man by Warranty Deed from Adam M. Simmons, married of record in Instrument No. 20141023-0097757 Register's Office for Davidson County, Tennessee, dated December 17, 2014 and recorded on October 23, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20040726-0088981, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021223-0158458; 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. 20060120069716; 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, Instrument No. 20080403-0033975 , Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825; Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Instrument No. 200310160153550 Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Lenox Village Homeowner's Association of record in Instrument No. 20020510-0053757 and rerecorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Instrument(s) recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Instrument No. 20010103-0000902, Instrument No. 201508170082475, Instrument No. 201508170082476 Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for utility construction of record in Instrument No.

20011129-0130322, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20030923-0140666, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8319 Saint Danasus Drive, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF NOVEMBER, 2018.

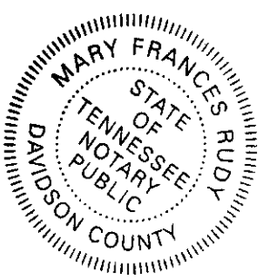
Joseph W. Jackson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH W. JACKSON, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212