WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172238 DEEDWARR
12/10/2018 11:05:28 AM 3 pgs
Fees: $18.00 Taxes: $1,171.05

20181210-0119987

DANIEL AHLBRANDT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Toby Lemley	New Owner	141050A69900CO
(NAME)	(NAME)	
2020 Leeds Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 considerations, the receipt of which is hereby acknowledged, I/we Lee H. Scarbrough and Katrina P. Scarbrough, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Toby Lemley, an unmarried man, hereinafter called the GRANTEE(S), his/her/their 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. 699 on the Plan of Avondale Park, Phase 3, Section 2, of record in Instrument No. 20151007-0102442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lee H. Scarbrough and Katrina P. Scarbrough, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated August 31, 2016 and recorded September 01, 2016 of record in Instrument No. 20160901-0092029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Instrument No. 20151007-0102442, in the Register's Office for Davidson County, Tennessee.

All matters of record in Instrument No. 20140722-0064838. Registers Office for Davidson County. Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Instrument No. 20081203-0117452 amended in Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations,

covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Access Easement Agreement recorded in Instrument No. 20041207-0145662 Register's Office for Davidson County, Tennessee.

Transmission Line Easement recorded in Instrument No. 20060110-0003857 Register's Office for Davidson County, Tennessee.

Easement recorded in Book 4118 Page 694 and in Book 4228 Page 635 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 4273 Page 280 in the Register's Office of Davidson County, Tennessee.

Easement recorded in Instrument No. 20040204-0013639; Instrument No. 20040204-0013640; Instrument No. 20080818-0084836 & Instrument No. 20040204-0013641 in the Register's Office of Davidson County, Tennessee.

Storm Water Detention Agreement recorded in Instrument No. 20000512-0055867 and Instrument No. 20090814-0076610 Register's Office for Davidson County. Tennessee.

Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument No. 20071002-0117293 and in Instrument No. 20141202-0110280 Register's Office for Davidson County. Tennessee.

Easement in Book 5738. page 819. Partial Abandonment of Easement in Instrument No. 20080828-0087638 Register's Office for Davidson County. Tennessee.

Permanent Easement Agreement recorded in Instrument No. 20090707-0063325 Register's Office for Davidson County. Tennessee.

Easement Deed to U.S. Sprint Communications Company recorded in Instrument No. 20140114-0003778 and Affidavit recorded in Instrument No. 20140418-0031703, Registers Office for Davidson County. Tennessee.

Charter for Avondale Park Owners' Association. Inc.. recorded in Instrument No. 20081203-0117350 Registers Office for Davidson County. Tennessee.

Easement for right-of-way of an electric power line granted to Tennessee Electric Power Company by James B. Ewell and wife. Fanny M. Ezzell, of record in Book 787. Page 7 Register's Office for Davidson County. Tennessee.

Easement and right-of-way for electric power transmission lines and poles with rights of ingress and egress and other rights and privileges as set out in grant to the United States by John Smallman Cowden and wife. Ruby S. Cowden. of record in Book 4193. Page 903 Registers Office for Davidson County. Tennessee.

Easement for water line granted by Rodgers Properties. Inc. (formerly J.M.R. Development Co.). to Harpeth Valley Utilities District of Davidson and Williamson Counties. of record in Book 5738. page 832. Register's Office for Davidson County. Tennessee.

Easement for sewer line granted by Michael R. Allison to Harpeth Valley Utilities District of Davidson and Williamson Counties. of record in Book 7801. Page 400. Registers Office for Davidson County. Tennessee.

Easement for water main across the Dower Tract. a part of the Property, from the 38.71 acre tract conveyed to John Smallman Cowden. of record in Book 1237. Page 674. Registers Office for Davidson County. Tennessee. to the Big Harpeth River and privilege of building a pump house and

drainage across the Dower Tract (see deed of record in Book 840. Page 540. Registers Office for Davidson County. Tennessee).

Easement recorded in Book 10748, page 876 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2020 Leeds Lane, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 7th day of December, 2018.

Lee H. Scarbrough, by Gretchen Cadenas Attorney-in-fact

Katrina P. Scarbrough, by Gretchen Cadenas Attorney-in-fact

Witness my hand and official seal this 7th day of December, 2018.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and County and State aforesaid, the within named Gretchen Cadenas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Lee H. Scarborough and Katrina P Scarborough, and is authorized by them, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument 20181210-0119986, Register's Office of Davidson County, Tennessee.

Notary Public:
My Commission Expires: July 9, 2020

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064