WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 174982 **DEEDWARR**
12/17/2018 02:57:09 PM 3 pgs
Fees: $18.00 Taxes: $639.73

20181217-0122535

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,900.00.

Affiant

Subscribed and sworn to me on December ~~13,~~ 2018.

NOTARY PUBLIC

My Commission Expires: 07/06/20

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32133

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katie Shoenfeld 7219 Althorp Way, #L-4 Nashville, TN 37211	NEW OWNER 2082 Delaware Drive Nolensville, TN 37135	172-12D-314.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGowan Family Limited Partnership, a Tennessee limited partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Katie Shoenfeld, a married woman hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. L-4 as shown on Exhibit B2 & B3 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 (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated November 30, 2017, filed for record on December 4, 2017, in Instrument No. 20171204-0123391, in the Register's Office for Davidson County, Tennessee, a

Being the same property conveyed to Lenox Villlage Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 11, 2007, filed for record on December 14, 2007, in Instrument No. 20071214-0144105, in the Register's Office for Davidson County, Tennessee as corrected by Instrument of Correction in Instrument No. 20071219-0145740, in the Register's Office for Davidson County, Tennessee.

Further being a part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, dated April 5, 2005, filed for record on April 7, 2005, in Instrument No. 20050407-0038449, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6VRES18-7219

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B2 and B3 of Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by the First Amendment to Supplemental Declaration of Charter of record in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee.
5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in the Register's Office for Davidson County, Tennessee.
6. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in the Register's Office for Davidson County, Tennessee.
9. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7219 Althorp Way, #L-4, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, it's heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 13th day of December, 2018.

MCGOWAN FAMILY
LIMITED PARTNERSHIP,
A TENNESSEE LIMITED PARTNERSHIP:

BY: MCGOWAN INVESTMENTS, INC., A TENNESSEE CORPORATION, ITS GENERAL PARTNER

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 13, 2018, before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the President of McGowan Investments, Inc., a Tennessee corporation, General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of McGowan Investments, Inc., a Tennessee corporation, General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, by himself as President.

_____
Notary Public

My Commission Expires: 7-9-22

