THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219342

Karen Johnson Davidson County
Batch# 209795 **DEEDWARR**
03/25/2019 03:36:01 PM 2 pgs
Fees: $13.00 Taxes: $658.60

20190325-0026957

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $178,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colleen M. Dunn 7005 Lenox Village Drive C11 Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-031.00CO

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, **Kevin L. Boland, Jr. and Kelley Benson n/k/a Kelley Boland, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colleen M. Dunn**, ("Grantees"), its 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 Unit No. C-11 on the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, and units as set out on Exhibit "B" to Instrument No. 20031212-0178492 in the Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, of Tennessee Code Annotated, to which reference is made for a more complete identification and description of said unit.

Being the same property conveyed to Kevin L. Boland, Jr. and Kelley Benson, tenants in common with right of survivorship by Warranty Deed from Anthony Ryan, an unmarried man, recorded on the 1st day of July, 2016 in Instrument No. 20160701-0067882, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 1 AND 3, SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument Nos. 20031120-0169460 and 20050120-0007426 . Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Supplemented at Instrument No. 20031212-0178492.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE Condominium of record in 20020315-0032825 and Supplemented at Instrument No. 20021226-0158459 ; also subject to easements, rights and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RAVE-19-7005-011

interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances, recorded in Instrument Nos. 20011129-0130322; 20030923-0140666 and 20040310-0027422.

Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.

Easement for Comcast of Nashville I, LLC, recorded in Instrument Nos. 20130626-0065783 and 20130916-0097049.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

This is improved property located at 7005 Lenox Village Drive C11 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, Grantor has executed this instrument on this 21st day of March, 2019.

Kevin L. Boland, Jr.

Kelley Benson n/k/a Kelley Boland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin L. Boland, Jr. and Kelley Benson n/k/a Kelley Boland, 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 21st day of March, 2019.

Notary Public

My Commission Expires: _____

