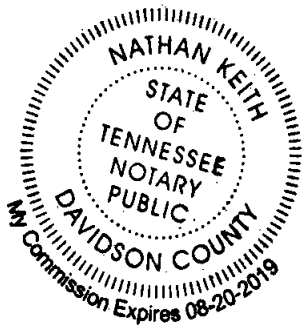
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Marc A Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Moore	Newowner	172-12-0-D-101.00 CO
(NAME)	(NAME)	
9224 Holstein Drive		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jayson Montgomery,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marc Moore and Danita Michelle Skinner Moore, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 101 of Building E, as shown on EXHIBIT B-1 & B-2 of 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 (Building E) of record as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mark A. Lynn by Warranty Deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company, dated October 29, 2015, of record in Instrument No. 20151030-0110696, corrected in Instrument No. 20160226-0018544, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Jayson Montgomery by Warranty Deed from Mark A. Lynn, dated September 29, 2017, of record in Instrument No. 20171006-0102825, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7009 Lenox Village Drive, Suite 101, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 213709 DEEDWARR
04/03/2019 03:41:51 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190403-0030556

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-BR19-7009-101

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Instrument No. 20050120-0007426, Instrument No. 20050119-0006853 and Instrument No. 20031120-0169460; Restrictions and all matters of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158459, Instrument No. 20050119-0006853, Instrument No. 20061212-0178492, Instrument No. 20060612-0069716 and Instrument No. 20080326-0030449; Master Deed of record in Instrument No. 20031120-0169460 and Instrument No. 20050119-0006853; Articles of Incorporation/ Charter of record in Instrument No. 20031016-0153550 and Instrument No. 20020412-0045831; Easement for sanitary sewer and water mains of record in Instrument No. 20011129-0130322; Easement for sanitary sewer and/ or storm drainage of record in Instrument No. 20030923-0140666; Easement for ingress and egress of record in Instrument No. 20010103-0000902; Easement grant of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049; Easement for drainage and maintenace for DET facilities of record in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476; Stormwater Detention Agreement of record in Book 7361, page 230; Instrument No. 20020408-0042676 and Instrument No. 20051221-0152802; All matters contained in Declaration of Charter, Easements, Covenants and Restrictions and the Master Deed restrictions as referenced in Instrument No. 20151030-0110696; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 29th day of March, 2019.

Jayson Montgomery

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jayson Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of March, 2019.

Notary Public
My Commission Expires: _____

File No.: 29085

