Karen Johnson Davidson County
Batch# 224952 DEEDWARR
05/02/2019 02:04:42 PM 2 pgs
Fees: $13.00 Taxes: $767.75
20190502-0041108

THIS INSTRUMENT PREPARED BY: HEATHER A. DERRICK **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $207,500.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2019. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address New Owner As Follows: Bret H. Krevolin and Susan B. Krevolin 8045 Bienville Drive Unit Y-11 Nashville, TN 37211	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 172 12 0D 519.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARLEY BRADFORD NKA CARLEY DERRICK, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BRET H. KREVOLIN AND SUSAN B. KREVOLIN, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. Y-11 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Carley Bradford, unmarried, by deed from Tim McGee, an unmarried man, of record in Instrument No. 20150630-0063245, dated June 22, 2015, Register's Office for Davidson County, Tennessee. The said Carley Bradford has since married and is now known as Carley Derrick.

Chris Derrick joins in the execution of this instrument to convey any instrument he may have in the subject property as spouse of Carley Derrick.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record as Instrument No. 20060118-0006550, and as Exhibit A of Instrument No. 20060309-0027423, said Register's Office.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest 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; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Town Center Homes of Lenox Village, Section 111, and recorded in Instrument No. 20020315-0032825 as amended in Instrument No. 20040526-0062221 and Instrument No. 20060120-0007913 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826, as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, as corrected in Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914, as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee..

5. Storm Water Detention Agreement of record as Instrument No. 20051221-0152802, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record as Instrument No. 20030828-0125180, Register's Office for Davidson County, Tennessee.

7. Rights of others in and to the use of the common areas/elements.

8. Rights of others in and to party walls.

This is improved property known as: **8045 Bienville Drive, Unit No. Y-11, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 26th day of April, 2019.

Carley Derrick

Carley Derrick

Chris Derrick

Chris Derrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carley Derrick and Chris Derrick, the within named bargainor, 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 26th day of April, 2019.

(Seal)

HEATHER A. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 5, 2021

Heather A Derrick

Notary Public

My Commission Expires: 7-5-21