RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

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

CRT File No. 190420031

Karen Johnson Davidson County
Batch# 226740 DEEDWARR
05/07/2019 10:11:26 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190507-0042657

H. PROPHET
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: $180,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public
My Commission Expires: 8-20-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ross Steck 7232 Althorp Way #10 Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-448.00 CO

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, **Anna Kristen Heath, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ross Steck, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

All that certain parcel of land in the City of Nashville, County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit V-10, of Building V, as shown on Exhibit B2 and B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for 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. 20050324-0033209 and as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being part of Lot No. 507, as shown in the Plat of Section 2, The Town Center Homes at Lennox Village, of record at Instrument No. 20050322-0031182, in the Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to ANNA KRISTEN HEATH, AN UNMARRIED WOMAN, by deed from SARAH R. JOHNSON (F/K/A SARAH A REEVES), MARRIED, of record in Instrument No. 20170724-0074521, dated July 21, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-12-0D-448.00 CO.

Davidson County taxes for 2018, Map-Par. 172-12-0D-448.00 CO, $1,049.66, PAID.

Matters shown on the Plan of record in Instrument No. 20050322-0031182, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, and Instrument No. 20080326-0030439, Register' s Office for said County.

Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance of record in Instrument No. 20031212-0178492, Register' s Office for said County.

Master Deed of Lenox Village Homeowner' s Association, Inc. of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20021226-0158459, and Instrument No. 200803260030449, Register' s Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, Register' s Office for said County.

Easement of record in Book 7985, page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932, Instrument No. 20030923-0140666, Instrument No.20010103-0000902, Instrument No. 20010822-0090889, Instrument No. 20011112-0123853, and Instrument No. 20040310-0027422, Register' s Office for said County.

Grant of Easement to Comcast of Nashville of record in Instrument No. 20130626-0065783, and Instrument No. 20130916-0097049, Register' s Office for said County.

This is improved property located at 7232 Althorp Way #10 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 3rd day of May, 2019.

Anna Kristen Heath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Kristen Heath, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022