32119-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 250539 DEEDWARR
07/01/2019 08:44:02 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190701-0063333

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Mirita A. Fite
Affiant

Subscribed and sworn to before me, this the 27th day of June, 2019.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: Mirita A. Fite	Send Tax Bills To: CASH – New Owner	Map-Parcel Numbers Map 172-12-0-D Parcel 311.00co
7219 Althorp Way #1		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Winifred G. Forrester, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mirita A. Fite, unmarried

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. L-1, 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 known as 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 and Revised in Instrument No. 20061103-0136911, said Register's Office.

Being the same property conveyed to Winifred G. Forrester, unmarried, by Deed from Delores Hite Matlock and William Allen Hite, Heirs at Law of Patricia Diane Hite, deceased, and Delores Hite Matlock, Executrix of the Estate of Patricia Diane Hite, deceased, of record in Instrument No. 20120824-0076188, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) All matters shown on the Plan of record as Exhibits B2 & B3 in Instrument No. 20050324-0032209, amended in Instrument No. 20050815-0096405, said Register's Office of Davidson County, Tennessee. (2) All matters shown on the Boundary Plats in Instrument No. 20050322-0031182 and Revised in Instrument No. 20061103-0136911, said Register's Office. (3) Stormwater Detention Agreement of record in Instrument No. 20020408-0042676, said Register's Office. (4) Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, and Appurtenances of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee. (5) Master Deed Restrictions of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, said Register's Office. (6) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, of record in Instrument No. 20020315-0032826 and Supplemental for Section Two, The Town Center Homes in Instrument No. 20050324-0032209 and amended in Instrument No. 20050815-0096405, said Register's Office. (7) 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 in Instrument No. 20031212-0178492, as made applicable to subject property by Instrument No. 20050324-0032209, said Register's Office. (8) Charter of the Lenox Village Town Center Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office. (9) Charter of the Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, said Register's Office. (10) Conveyance of common area to Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20180416-0035579, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **7219 Althorp Way #1, 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 that we 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 we do further covenant and bind ourselves, our 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.

Witness my/our hand(s) this 27 day of **June, 2019.**

Winifred G. Forrester

Winifred G. Forrester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Winifred G. Forrester,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27 day of **June, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY