Bk/ 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 262170 DEEDWARR
07/25/2019 10:33:54 AM 2 pgs
Fees: $13.00 Taxes: $782.18
20190725-0073112

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,400.00.

June Rowell
Affiant

Subscribed and sworn to me on July 24, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32672

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brent Tyler Luther 1405 Anderson Lane Joelton, TN 37080	SAME AS NEW OWNERS	135-12-E-268.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Laurinda Leigh, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brent Tyler Luther, a single man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 268, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, page 159, and as shown on the Amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Laurinda Leigh, an unmarried woman, by Warranty Deed dated April 19, 2016 and recorded April 22, 2016, from Bridget Pincham, a unmarried woman, of record as Instrument No. 20160422-0039347, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Declaration of Covenants, Conditions and Restrictions record in Book 4827, page 14; Book 11703, page 520; Instrument No. 20000316-0027171; 20010322-0027768; 20031118-0168332; 20050222-0018813; 20050222-0018814; 20091105-0102438 and 20110923-0073937; 20190313-0023223 and 20190626-0062010, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restriction violate 42 USC 3604(c).
3. Subject to the By-Laws filed for record at Book 11703, page 560, Register's Office for Davidson County, Tennessee.
4. Subject to the Articles of Incorporation/Charterfiled for record in Book 11703, page 518, Register's Office for Davidson County, Tennessee.
5. Easement granted for Sewer filed in Book 8870, page 887; Book 8870, page 932 and Book 4815, page 425, Register's Office for Davidson County, Tennessee.

6. Easement granted to Metro Government and file for record in Book 4868, page 74; Book 4815, page 425; Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, Register's Office for Davidson County, Tennessee.
7. Easement granted in Book 10110, page 854, Register's Office for Davidson County, Tennessee.
8. Easement granted for Public Right-of-Way in Book 4460, pages 149-151, Register's Office for Davidson County, Tennessee.
9. Easement granted for Cable Television at Instrument No. 20001012-0101575, Register's Office for Davidson County, Tennessee.
10. Memorandum of Lease filed for record in Book 10690, page 327, Register's Office for Davidson County, Tennessee.
11. Judgment for taking for J. Percy Priest Dam of record in Book 4154, page 410, Register's Office for Davidson County, Tennessee.
12. Conveyance of Common Area of record as Instrument No. 20001010-0100360, Register's Office for Davidson County, Tennessee.
13. License to us Fitness Center and Swimming Pools Agreement filed as Instrument No. 20020507-0056329, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2714 Nashboro Blvd., Nashville, TN 37217.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their 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. 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 24th day of July, 2019.

Laurinda Leigh, By: Robert Creecy,
Attorney In Fact

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Creecy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Laurinda Leigh, as her Attorney in Fact, as the free act and deed of the within named Laurinda Leigh.

Witness my hand and official seal on July 24, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021