WARRANTY DEED

Karen Johnson Davidson County
Batch# 293614 DEEDWARR
10/01/2019 08:45:30 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20191001-0099648

KAYLE CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

G-P-19-7124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Ellis Kimbrough and Saviana Louise Kimbrough	New Owners	
(NAME)	(NAME)	**173-09-0A-014.00-CO**
7124 Lenox Village Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN SADOWSKI AND KEELEY LEEANN SADOWSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN ELLIS KIMBROUGH AND SAVIANA LOUISE KIMBROUGH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One, Lenox Village of record in Plat at Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven Sadowski, an unmarried man by Warranty deed from Larry May and wife, Amy May of record in Instrument No. 20151009-0103249 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on October 09, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20020319-0033866 and Plat Book 421, Page 146, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument No. 20021226-0158459 and as amended at Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Lenox Village Residential Neighborhood Association, of record in Instrument Number 20020315-0032826, supplemented in Instrument No. 20021226-0158458 and Instrument No. 20040526-0062220, Instrument No. 20020911-0110906, Instrument No. 20031212-0178492, Instrument No. 20060612-0069716, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Number 20010103-0000902, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement of record in Book 7361, Page 230, Book 7984, Page 449, Instrument No. 20011129-0130322, Instrument No. 20011106-0121932 and Instrument No. 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Storm water Agreement of record in Instrument Number 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Deed to HOA of record in Instrument Number 20020501-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7124 Lenox Village Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF SEPTEMBER, 2019.

Steven Sadowski

Keeley Leeann Sadowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN SADOWSKI, the within named bargainor, 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, this the 23rd of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KEELEY LEEANN SADOWSKI, the within named bargainor, 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, this the 23rd of September, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212