WARRANTY DEED

Karen Johnson Davidson County
Batch# 302450 DEEDWARR
10/17/2019 02:12:42 PM 2 pgs
Fees: $13.00 Taxes: $919.45

20191017-0106624

G-SR-19-1509

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Linda Diane Eubanks		
(NAME)	(NAME)	
2318 Pink Rose Walk Court	**Same as New Owner**	**173-09-0A-400.00-CO**
(ADDRESS)	(ADDRESS)	
Missouri City, TX 77459		
(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, **CHRISTOPHER A. SELLARS AND DANIELLE M. SELLARS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA DIANE EUBANKS, UNMARRIED,** 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. 334 on the Plan of Phase Five, Lenox Village of record in Plat at Instrument No. 20050120-0007427, 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 Christopher A. Sellars and Danielle M. Sellars, husband and wife by Warranty deed from William N. Greene, unmarried of record in Instrument No. 20160818-0086588 Register's Office for Davidson County, Tennessee, dated August 05, 2016 and recorded on August 18, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20050120-0007427, Register's Office of Davidson County, Tennessee.
- Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326- 0030449, Register's Office for Davidson County, Tennessee.
- Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws appended thereto, of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, amended in Instrument No. 20070103-0001284, and Instrument No. 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050323-0031576 in the Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.
- Easement to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument Number 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville of record in Instrument Number 20130626-0065783 and in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and / or Public Street Right of Way of record in Instrument Number 20130927-0101913, 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: **1509 Tolkien Lane, 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 15th DAY OF OCTOBER, 2019.

Christopher A. Sellars

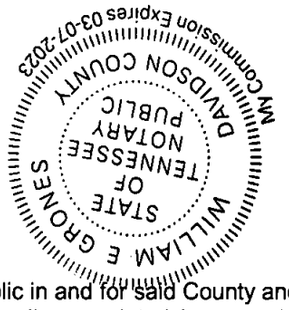
Danielle M. Sellars

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER A. SELLARS, 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 15th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIELLE M. SELLARS, 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 15th of October, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



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