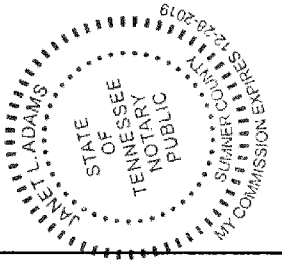
Karen Johnson Davidson County
Batch# 303145 DEEDWARR
10/21/2019 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $647.50
20191021-0107534

WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Settlement Services of Nashville, LLC, 302 Innovation Drive, Suite 260, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Jones	The Farmers Bank	172120D31800CO
(NAME)	(NAME)	
7219 Althorp Way, Unit L-8	120 Village Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christopher A. Aytes, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Brandon Jones and Ashley Jones, husband and wife,** 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-8 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 to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, and as shown on Exhibits A & B2 in the First Amendment of record as 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, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher A. Aytes, unmarried, by Deed from John Poling, a married man, dated June 16, 2017, of record in Instrument No. 20170621-0062604, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the following:

a. Taxes and assessments for the year 2019 have been prorated between Grantor and Grantee. Taxes and assessments for the year 2020, and subsequent years, remain a lien not yet due and payable.

b. All matters shown on the plan of record as Instrument No. 20050322-0031182 and as Exhibit B2 and B3 of Instrument No. 20050324-0032209 and amended of record as Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.

c. Master Deed Restrictions for Lenox Village of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

d. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox

Village, of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by the First Amendment to Supplemental Declaration of Charter of record as Instrument No. 20050815-0096405 and all subsequent amendments, Register's Office for Davidson County, Tennessee.

e. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels, set out as Exhibit "C" to the Instrument of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, Register's Office for Davidson County, Tennessee.

f. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

g. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.

h. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.

i. Charter of the Lenox Village Town Center Association, Inc. of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

j. Subject to rights of others in and to common areas/elements.

k. Subject to lien for special assessments contained in DCCR's/Master Deed.

l. All other easements and restrictions of record.

unimproved ☐

This is improved ☑ property, known as 7219 Althorp Way, Unit L-8, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 hands this 17th day of October, 2019.

Christopher A. Aytes

State of Tennessee
County of Williamson

Personally appeared before me Christopher A. Aytes, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of October, 2019.

Notary Public
My Commission Expires: 1-7-2019

File No.: 5127-19

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019