Karen Johnson Davidson County
Batch# 320359 DEEDWARR
11/26/2019 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20191126-0122478

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020 (AFFIX SEAL)

Y-C-19-7814 553822

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 R. Hubbard and Emily C. Hubbard (NAME)	New Owner (NAME)	
7814 Heaton Way (ADDRESS)	(ADDRESS)	**173-09-0A-181.00-CO**
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, **TARA L. FLEISHER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN R. HUBBARD AND EMILY C. HUBBARD, 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. 127 on the Plan of Phase "B", Lenox Village, Urban Design Overlay of record in Plat at Instrument No. 20031024-0157237, 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 Tara L. Fleisher, an unmarried woman by Warranty deed from Molly Johnson, an unmarried woman of record in Instrument No. 20170322-0027810 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 22, 2017.

Tara L. Fleisher having since married. Ryan Robert Snyder joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20051226-0158459 and Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20051226-0158458, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and as re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Access Easement retained by the Lord's Chapel Church of record in Instrument No. 20010103-0000902, in the Register's Office for Davidson County, Tennessee.

- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, Instrument No. 20011106-0121932 and Instrument No. 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
- Grant Easement of record in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Easement for stormwater detention of record in Instrument Number 20020408-0042675, 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: **7814 Heaton Way, 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 4th DAY OF NOVEMBER, 2019.

Tara L. Fleisher by Paul Hinman,
Attorney in Fact

Ryan Robert Snyder by Paul Hinman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TARA L. FLEISHER AND RYAN ROBERT SNYDER, and who acknowledged he executed the same as the free act and deed of the said TARA L. FLEISHER AND RYAN ROBERT SNYDER AS ATTORNEY IN FACT.

Witness my hand and official seal, this the 4th of November, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

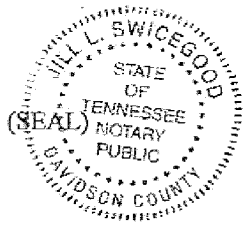
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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