Karen Johnson Davidson County
Batch# 322391 DEEDWARR
12/02/2019 08:47:14 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20191202-0123175

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 191023427**<br><br>JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $270,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 22nd day of November, 2019.<br><br>Notary Public<br>My Commission Expires: 1-3-22 |

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Ashley R. Criblez<br>8232 Persia Way<br>Nashville TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>172 12 0D 477.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth E. McDonald and Robyn M. McDonald, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley R. Criblez, a single woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 523, TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, as shown on plat of record in Instrument No. 20060118-0006550, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kenneth E. McDonald and Robyn M. McDonald, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument Number 20070301-0025514, in the Register's Office of Davidson County, Tennessee, dated February 28, 2007 and recorded on March 01, 2007.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, as recorded in Instrument No. 20060118-0006550.

Declaration of Charter, Easements, Covenants and Restrictions recorded in Instrument No. 20020315-0032826, as supplemented by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into

telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Special Covenants and Restrictions for the Town Center Homes at Lenox village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, as made applicable to subject property by Instrument No. 20060120-0007914.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051221-0152802.

Easement for Ingress and Egress and for a water line referenced broadly in a Warranty Deed, recorded in Book 3399, Page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, Page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, Page 866.

This is improved property located at 8232 Persia Way Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 22nd day of November, 2019.

Kenneth E. McDonald

Robyn M. McDonald

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth E. McDonald and Robyn M. McDonald, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2019.

Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF ORANGE

Subscribed and sworn to (or affirmed) before me on this 22nd day of November 2019 by KENNETH E MCDONALD and ROBYN M MCDONALD

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(Signature of Notary)

ALPESH TRIVEDI
Notary Public - California
Orange County
Commission # 2286110
My Comm. Expires May 13, 2023