WARRANTY DEED

Karen Johnson Davidson County
Batch# 330781 DEEDWARR
12/17/2019 09:27:36 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20191217-0129964

B-C-19-7628

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/25/2023
(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)
Tiffany A. Summers	**New Owner**	
(NAME)	(NAME)	**173-09-0A-051.00-CO**
7628 Leveson Way		
(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, **PAULINE M. JAMES AND JACOB GARNETT, WIFE AND HUSBAND AND RICHARD M. JAMES, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIFFANY A. SUMMERS, AN UNMARRIED WOMAN,** 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. 49 on the Plan of Revision One, Section Two, Lenox Village of record in Plat Instrument No. 20020731-0091872, 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 Pauline M. James, an unmarried woman and Richard M. James, a married man by Special Warranty Deed (Corporation) deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), organized and existing under the laws of the United States of America of record in Instrument No. 20111018-0080844 Register's Office for Davidson County, Tennessee, dated September 19, 2011 and recorded on October 18, 2011.

**For the purpose of this conveyance the subject property was never the primary marital residence of Richard M. James or his spouse.

This conveyance is subject to:
• Taxes for 2020 and subsequent years a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument Number 20020315-0032825, Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20021226-0158459 and Instrument Number 20020911-0110906, and Supplemented in Instrument No. 20040526-0062220, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060321-0032383 and Instrument No. 20080326-0030439, and Amendments in Instrument No. 20050815-0096405, Instrument No. 2007013-0001284 and Instrument No. 20070830-0104306Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.
• Conveyance of common areas of record in Instrument Number 20020501-0053757, as re-recorded in Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances in Instrument Number 20011129-0130322, Instrument Number 20011106-0121932, Book 7361, page 230, Book 7985, page 449 and Instrument Number 20010918-0100850, Register's Office for Davidson County, Tennessee.
• Easement for Water Mains and Appurtenances in Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.
• Access Easement and Easement for Right of Way and Sign of record in Instrument Number 20010103-0000902, Register's Office for Davidson County, Tennessee.

- Easement(s) for Storm Water Detention of record in Instrument Number 20020408-0042675 and Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130916-0097049, 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: **7628 Leveson 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 ____ DAY OF DECEMBER, 2019.

Pauline M. James

Jacob Garnett

Richard M. James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE M. JAMES, 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 13th of December, 2019.

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

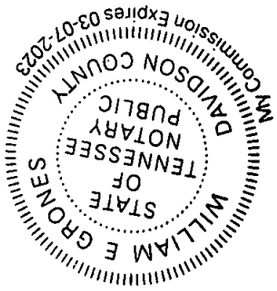


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB GARNETT, 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 13th of December, 2019.

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

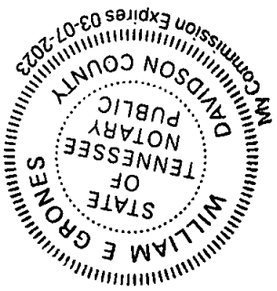


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD M. JAMES, 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 13th of December, 2019.

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



RETURN TO:
Bankers Title
5107 Maryland Way Suite 115
Brentwood, TN 37027