WARRANTY DEED

Karen Johnson Davidson County
Batch# 368060 DEEDWARR
03/05/2020 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200305-0024916

R-VRES-20-503

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 5TH DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/3/20

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
Miguel Delgado	Owner of property	
(NAME)	(NAME)	**172-12-0D-535.00-CO**
503 Saint Jules Lane		
(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, **JOEY HELSEL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MIGUEL DELGADO, AN UNMARRIED MAN,** 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 Unit No. 801 as shown on Exhibit "B" 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 (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for Davidson County, Tennessee; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911, in said Register's Office.

Being the same property conveyed to Joey Helsel, a single woman by Warranty deed from Amy L. Greer, a single person of record in Instrument No. 20140430-0036160 Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on April 30, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826 as made applicable by Supplemental Declaration of Charter in Instrument No. 20060622-0074677, Register's Office for Davidson County, Tennessee.
- Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office.
- Charter of the Lenox Village Town Center Association, Inc. in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Exhibit "B" of Instrument No. 20060622-0074677 in the Register's Office for Davidson County, Tennessee and Matters shown on the Plan of record in Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
- Easements for sanitary sewer and/or storm drainage of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register' s Office for Davidson County, Tennessee.
- Stormwater Detention Agreement in Book 7361, page 230 and Instrument No. 20020408-0042676, and Instrument No. 20050822-0099609, 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: **503 Saint Jules 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 3rd DAY OF MARCH, 2020.

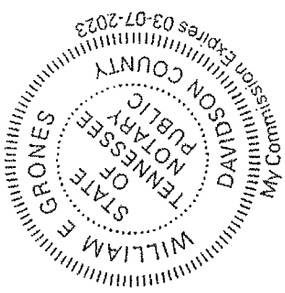
Joey Helsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOEY HELSEL, 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 3rd of March, 2020.

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



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

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21