THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124388** Karen Johnson Davidson County Batch# 368239 DEEDWARR 03/05/2020 03:49:42 PM 2 pgs Fees: $13.00 Taxes: $773.30 20200305-0025167	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $209,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2020. Notary Public My Commission Expires: KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-202

WARRANTY DEED

Address New Owner: Sarah Sylvester 7219 Althorp Way, Unit L9 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-12-0D-319.00 CO

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, **Michael Krejci and Annamarie Krejci Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Sylvester**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. L-9 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, E asements, 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, in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 200503220031182, said Register's Office.

Being the same property conveyed to MICHAEL KREJCI and ANNAMARIE MILLER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from EMILY K. TUMA, of record in Instrument No. 20150810-0079339, dated July 30, 2015, said Register's Office.

Being further conveyed to MICHAEL KREJCI and ANNAMARIE KREJCI, HUSBAND AND WIFE, by quitclaim deed from MICHAEL KREJCI and ANNAMARIE MILLER NOW KNOWN AS ANNAMARIE KREJCI , MARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP , of record as Instrument No. 20190812-0080007, dated August 3, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 172-12-0D-319.00 CO.

Matters shown on the Plan of record in Instrument No. 20050322-0031182 and in Instrument No. 20061103-0136911, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20020315-0032825 and Instrument No. 20020315-0032826, made applicable by Instrument No. 20050324-0032209, amended in Instrument No.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: CP-20124-19

20050815-0096405, also in Instrument No. 20021226-0158458, Instrument No. 20040526-0062220 and 20050119-0006853, said Register's Office.

Special Restrictive Covenants contained in instrument of record in Instrument No. 20031212-017842, made applicable by Instrument No. 20050324-0032209, said Register's Office.

Storm Water Detention Agreement of record in Book 7361, page 230, Instrument No. 20020408-0042676, and Instrument No. 20050822-0099609, said Register's Office.

Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument No. 20030923-0140666 and Instrument No. 20011129-0130322, said Register's Office.

Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130626-0065783 and in Instrument No. 20130916-0097049, said Register's Office.

This is improved property located at 7219 Althorp Way, Unit L9 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 27th day of February, 2020.

Michael Krejci

Annamarie Krejci

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Krejci and Annamarie Krejci, 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 27th day of February, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021