THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Ste 150
Brentwood, TN 37027

CRT File No. 200225144

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $182,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of March, 2020.

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9-6-22

Karen Johnson Davidson County
Batch# 378357 **DEEDWARR**
03/27/2020 09:50:28 AM 2 pgs
Fees: $13.00 Taxes: $676.73

20200327-0033262

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Ashley Pearson 7223 Althorp Way N-2 Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-336.00-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, **Phillip C. Barnett, II, and Kristie M. Barnett, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Pearson, a single person**, ("Grantees"), its 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. N-2 as shown on Exhibit B2 & B3 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(Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Phillip C. Barnett, II, and Kristie M. Barnett, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20051212-0149170 Register's Office for Davidson County, Tennessee, dated December 08, 2005 and recorded on December 12, 2005.

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.

Taxes for the year 2020, a lien not yet due and payable.

All matters shown on the Plan attached as Exhibit "B" to the Supplemental Declaration of Restrictions in Instrument No. 20050324-0032209, amended in Instrument No. 20050815-0096405 and Instrument No. 20050322-0031182, 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 Number 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405 and Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42

of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of Lenox Village, a Traditional Neighborhood Development in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

Charter for Lenox Village Neighborhood HOA in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

Easements in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee

Stormwater Detention Agreement in Instrument No. 20020408-0042672, Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7223 Althorp Way N-2 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 26th day of March, 2020.

Phillip C. Barnett, II, Kristie M. Barnett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip C. Barnett, II, and Kristie M. Barnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2020.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020