Karen Johnson Davidson County
Batch# 388563 DEEDWARR
04/20/2020 01:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,905.13
20200420-0041170

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013110

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $514,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2020. NOTARY PUBLIC My commission expires: 9/29/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Allen Lenox and Elizabeth Supalla Lenox 1849 Sprucewood Lane Nashville, TN 37211	First Bank 318 Seaboard Ln #205 Franklin TN 37067	172 03 0A 176.00CO

FOR AND IN CONSIDERATION of the sum of Five Hundred Fourteen Thousand Nine Hundred and 00/100 Dollars ($514,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS HARGRAVE CABELL, JR., A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SCOTT ALLEN LENOX AND ELIZABETH SUPALLA LENOX, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot 94 on the Plan of Sumit, at The Woodlands, Cluster Lot Subdivision, as shown on plat of record in Instrument No. 20170724-0074740, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said property.

Being a portion of that same property conveyed to Thomas Hargrave cabell, Jr., a married man, by Warranty Deed from Woodlands Development, LLC, a Tennessee limited liability company, dated 11/06/2017 and recorded in Instrument No. 20171113-0116321 Register's Office for Davidson County, Tennessee. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of April, 2020.

Thomas Hargrave Cabell Jr.

THOMAS HARGRAVE CABELL, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas Hargrave Cabell, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of April, 2020.

Notary Public

DAVID WEBBER

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)