Karen Johnson Davidson County
Batch# 399553 DEEDWARR
05/13/2020 11:28:30 AM 6 pgs
Fees: $33.00 Taxes: $1,295.00
20200513-0049598

GENERAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,000.00.

Affiant

Subscribed and sworn to me on April 30, 2020.

NOTARY PUBLIC

My Commission Expires: 2/22/22

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022

THIS INSTRUMENT WAS PREPARED BY AND
UPON RECORING RETURN TO:

ORTALE KELLEY LAW FIRM (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30971

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brett Blaine Sayers 1323 Concord Mill Lane Nashville, TN 37211	NEW OWNER	173-09-0A-560.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENT ALLEN AND WIFE, KATHERINE ALLEN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **BRETT BLAINE SAYERS**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto

This property is also known as unimproved property located at 1323 Concord Mill Lane, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

[signatures commence on the following page]

WITNESS our hands effective on this 30th day of April, 2020.

GRANTOR:

Kent Allen

Katherine Allen by Kent Allen as her Attorney-In-Fact

Katherine Allen by Kent Allen as her
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named KENT ALLEN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of HIMSELF and his wife, KATHERINE ALLEN as her Attorney-In-Fact, as the free act and deed of the within named bargainor and Katherine Allen.

Witness my hand and official seal on the 30th day of April, 2020.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Notary Public, State of Tennessee

My Commission Expires: 7/9/2022

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 347 on the Resubdivision of Lots 347 through 350, Phase Five, Lenox Village of record in Plat Instrument No. 20060207-0015347, 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 Kent Allen and Katherine Allen by Warranty Deed from William Heath Maddox, an unmarried man of record in Instrument No. 20160316-0024846, Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 16, 2016.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2020, and all subsequent years, a lien due and payable but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Instrument Number 20050120-0007427, and in the Resubdivision of Lots 347 through 350 of record in Instrument Number 20060207-0015347, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument Number 20020315-0032826, and Instrument Number 20050324-0032209, and Supplemental Declaration of record in Instrument Number 20040526-0062220, as corrected in Instrument Number 20050113-0005133, 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.

4. Master Deed Restrictions of record in Instrument Number 20020315-0032825, and Supplemental Master Deed Restrictions of record in Instrument Number 20040526-0062221, and Amendment to Master Deed Restrictions of record in Instrument Number 20080326-0030449, Register's Office for Davidson County, Tennessee.

5. Charter for Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

6. Quitclaim for Open Space of record in Instrument Number 20050307-0024730, in the Register's Office for Davidson County, Tennessee.

7. Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010918-0100849 and Instrument Number 20010918-0100851, in the Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for Davidson County, Tennessee.

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

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

