Karen Johnson Davidson County
Batch# 403929 DEEDWARR
05/20/2020 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $725.20
20200520-0052601

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00.

David Blanton Hamilton, Jr.
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of May, 2020

(Affix Seal)

Notary Public

My Commission Expires: 12-5-2020

2020-1096-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David Blanton Hamilton, Jr. 7230 Althorp Way, Unit W9 Nashville, TN 37211	OWNER	Map/Parcel 172 12 0D 459.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Josh Johnson and Piper Johnson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **David Blanton Hamilton, Jr.**, an unmarried man, hereinafter called the GRANTEE, his heirs 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. W-9 as shown on Exhibit B1 & B7 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 Horixontal 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 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 om said Register's Office.

Being the same property conveyed to Josh Johnson and Piper Johnson, husband and wife, by Quitclaim Deed from Josh Johnson, married, dated November 8, 2017, of record in Instrument No. 20171113-0116438, Register's Office for Davidson County, Tennessee AND FURTHER being the same property conveyed to Josh Johnson by Warranty Deed from Regent Homes, LLC, dated July 29, 2005, of record in Instrument No. 20050803-0091321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County taxes for the year 2020, a lien not yet due and payable.Map-Par. 172 12 0D 459.00
2. All matters appearing on the Plan of Section 2, The Town Center Homes at Lenox Village of record in Instrument No. 20050322-031182 and as Exhibit B1 and B7 of Instrument No. 20050324-0032209 as amended by Instrument No. 20050815-0096405 and shown as Exhibit A & B2, Register's Office for Davidson County, Tennessee.
3. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now and hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other under taking contained in the Master Deed of record in Instrument No. 20020315-0032825,

as amended in Instrument Nos. 20060120-0007913; 20060321-0032382; and 20080326-0030449, Register's Office for Davidson County, Tennessee.

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood recorded in Instrument No. 20020315-0032826, as amended in Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405.
5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set forth in Exhibit "C" to the instrument recorded in Instrument No. 20031212-0178492 and made applicable to the subject property by Instrument No. 20031212-0178492 and made applicable to the subject property by Instrument No. 20050324-0032209.
6. Charter of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreements as set forth in Instrument recorded in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers and/or storm drainage, water mains and appurtenances, recorded in Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
9. Grant of Easement recorded at Instrument Nos. 20130916-0097049; 20130626-0065783 and 20130605-0057294, Register's Office for Davidson County, Tennessee.
10. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances, recorded in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.

This is improved property known as 7230 Althorp Way, Unit W9, 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 GRANTEE, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 15th day of May, 2020:

Josh Johnson

Piper Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of May, 2020, before me personally appeared Josh Johnson and Piper Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of May, 2020.

Notary Signature
My commission expires: 12-5-2020

STATE OF TENNESSEE NOTARY PUBLIC KATHLEEN HALE MCCLELLAN WILLIAMSON COUNTY My Commission Expires 12-05-2020

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11-19-2023

Becky Elizabeth Burch

