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

CRT File No. 20042620S

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is: $207,500.00.

Affiant

Subscribed and sworn to before me, this 21st day of May, 2020.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 405358 **DEEDWARR**
05/22/2020 01:29:35 PM 2 pgs
Fees: $13.00 Taxes: $767.75

20200522-0053554

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael O. McCarville 700 S. Harbour Island Blvd Unit 542 Tampa, FL 33602	New Owner	Tax Parcel ID No. 172-12-0D-501.00

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, **Irene Brown and Billy Brown, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael O. McCarville, a married man** ("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. X-5 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Irene Brown and Billy Brown, wife and husband by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060816-0101096 Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on August 16, 2016.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Irene Brown and Billy Brown, which Power of Attorney is recorded in Book _____, Page _____, Register's Office for Davidson County, Tennessee 20200522-0053552, 20200522-0053553

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 Plat recorded in Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument

No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439 and in any allied instrument(s) referred to in said restrictions.

The premises herein is a condominium apartment established pursuant to 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; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Town Center Homes of Lenox Village, Section III, and recorded in Instrument No. 20020315-0032825 as amended in Instrument No. 20040526-0062221 and Instrument No. 20060120-0007913 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030828-0125180, in the Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Towne Center Homeowner's Association of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, 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 8047 Bienville Drive #5 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 21st day of May, 2020.

Billy Brown by Nathan L. Powers as Attorney-in-fact
Billy Brown by Nathan L. Powers as Attorney-in-Fact

Irene Brown by Nathan L. Powers as attorney in fact
Irene Brown by Nathan L. Powers as Attorney- in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Irene Brown and Billy Brown and that she is authorized by Irene Brown and Billy Brown to execute this instrument on their behalf.

Witness my hand, at office, this 21st day of May, 2020.

M. Alexis Mendl
Notary Public
My Commission Expires: 05/03/2021

