WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Tara Chelle Watson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21 (AFFIX SE

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

G-TAG-20-8726

Karen Johnson Davidson County
Batch# 428213 DEEDWARR
06/29/2020 02:56:01 PM 2 pgs
Fees: $13.00 Taxes: $958.30

20200629-0070295

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karen Lee Watson and Ward Smith Watson	**USAA Federal Savings Bank**	
(NAME) **8726 Gauphin Place**	(NAME) **10750 McDermott Freeway**	**173-09-0A-501.00-CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **San Antonio, TX 78288-0558**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KYLE J. MILLS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAREN LEE WATSON AND WARD SMITH WATSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 413 on the Plan of Phase Seven, Lenox Village of record in Instrument No. 20051028-0130418, 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 Kyle J. Mills, an unmarried man by Warranty deed from Linda Malone, an unmarried individual of record in Instrument No. 20150507-0041760 Register's Office for Davidson County, Tennessee, dated May 01, 2015 and recorded on May 07, 2017.

Kyle J. Mills having since married. Megan Martelle Mills joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
• All matters shown on Plat recorded in Instrument No. 20051028-0130418, 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 as Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975, Register's Office for Williamson County, Tennessee.
• Stormwater Detention Agreement(s) of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee.
• 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 Lenox Village, and recorded in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
• Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

• QuitClaim Deed for common areas to Homeowner's Association of record in Instrument No. 20020510-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Easement for right of way of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains & Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851, and Instrument No. 20011106-0121932, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20140602-0046935 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8726 Gauphin Place, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 24th DAY OF JUNE, 2020.

Kyle J. Mills by Frank Joseph Mills, ATTORNEY-IN-FACT
Kyle J. Mills by Frank Joseph Mills,
Attorney in Fact

Megan Martelle Mills by Frank Joseph Mills, ATTORNEY-IN-FACT
Megan Martelle Mills by Frank Joseph Mills,
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, Frank Joseph Mills, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KYLE J. MILLS AND MEGAN MARTELLE MILLS, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE J. MILLS AND MEGAN MARTELLE MILLS.

Witness my hand and official seal, this the 24th of June, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212