Karen Johnson Davidson County
Batch# 434696 DEEDWARR
07/10/2020 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $776.63
20200710-0075295

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1784

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON CMC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2020

Carmen Coats
Notary Public

Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/08/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caroline Flewellen 8047 Bienville Drive #9 Nashville, TN 37211	~~NEW OWNER~~ CMC PRIMELENDING 1811 PRESTON RD, STE 900 DALLAS, TX 75252	172-12-0D-505.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lauren Renee Daniel and Douglas Blake Daniel, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caroline Flewellen, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. X-9 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 Registers 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 Lauren Renee Nida, unmarried by Warranty deed from Justin P. Keller, an unmarried man of record in Instrument No. 20161129-0124797 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 29, 2016. Lauren Renee Nida having since married and now being known as Lauren Renee Daniel. Her spouse, Blake Daniel hereby joined in the execution of this instrument for the purpose of conveying marital interest in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8047 Bienville Drive #9, 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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 2nd day of July, 2020.

Lauren Renee Daniel

Douglas Blake Daniel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lauren Renee Daniel and Douglas Blake Daniel** 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 official seal at Brentwood, Tennessee this 2nd day of July, 2020.

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 52323

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022