THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 200628279** Karen Johnson Davidson County Batch# 437399 DEEDWARR 07/14/2020 12:37:30 PM 3 pgs Fees: $18.00 Taxes: $998.63 20200714-0076922	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,900.00. Affiant Subscribed and sworn to before me this 10th day of July, 2020. Notary Public My Commission Expires: 6/20/2022 KAREN JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Leslie Larson 4352 Barnes Cove Drive Nashville TN 37211-7150	Send Tax Bills To: Caroline Financial 3701 Arco Corporate Dr, St 200 Charlotte, NC 28273	Tax Information: Tax Parcel ID No. 173-09-0A-654-00-CO

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, **Carole M Barnes, unmarried and Dana B Hasselbring, married** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Leslie Larson, a single woman**, ("Grantee"), her 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 Lot No. 773 on the Plan of Section One of Phase Eight Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Carole M. Barnes, unmarried and Dana B. Hasselbring, married as joint tenants with right of survivorship by Quitclaim deed from Carole M. Barnes, unmarried of record in Instrument No. 20150709-0066578 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on July 09, 2015. Dana B Hasselbring warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument is effected by the signature of Dana B. Hasselbring as Attorney-in-fact for Carol M. Barnes, which Power of Attorney is recorded if Instrument No._202007140076921_____, in said Register's office.

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.
Subject to all matters shown on the Plan of record in Instrument No. 20060824-0104608, 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 in 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. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, 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.

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 2002041-20045831, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
Master Deed Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
Supplemental Master Deed Restrictions of record in Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20130626-0065783, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4352 Barnes Cove Drive Nashville TN 37211-7150

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, Grantors have executed this instrument on this 10th day of July, 2020.

Carol M Barnes by Dana B Hasselbring as acting in fact
Carole M Barnes by Dana B. Hasselbring as Attorney-in-fact

Dana B. Hasselbring
Dana B. Hasselbring

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dana B Hasselbring, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dana B Hasselbring, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Carol M Barnes and that she is authorized by Carol M Barnes to execute this instrument on her behalf.

WITNESS my hand, at office, this 10th day of July, 2020.

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sandy Mitsos (Signer's Name), 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.

Sandy Mitsos (Signature)

State of Tennessee

County of Wilson

Personally appeared before me, Beverly J. Heatherly (Notary's Name), a notary public for this county and state, Sandy Mitsos (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beverly J. Heatherly (Notary's Signature)

MY COMMISSION EXPIRES: 05-09-23

NOTARY'S SEAL

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

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