33558-2
BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 458125 DEEDWARR
08/17/2020 10:34:39 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200817-0091828

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$320,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
313 Ventures, LLC, a Alabama limited liability company	**"NEW OWNER"**	**173-09-0-A-080.00co**
1061 Stableway Road		
Pike Road, AL 36064		

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

Michael J. Majewski and Tarry A. Majewski, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

313 Ventures, LLC, a Alabama limited liability company

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 Lot No. 103 on the Plan of Lenox Village, Revision One, Section Two, a Planned Unit Development, of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael J. Majewski and Tarry A. Majewski, husband and wife by Deed dated July 15, 2015 from Judy K. Reneau, formerly known as Judy K. Bishop, a married woman, of record in Instrument No. 20150722-0071862, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as shown in Instrument No. 20020731-0091872 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, as of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.**

3) **Declaration of Charter, Easements, Covenants, Restrictions and By-Laws for Lenox Village, of record under Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.**

4) **Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0042676, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.**

5) **Storm Water Detention Agreement of record in Book 7361, page 230, and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.**

6) **Easement for Ingress and Egress of record in Instrument No. 20010103-00009022222, as corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.**

7) **Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.**

8) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (X) Unimproved (____) property, known as 656 St. Jules Lane, 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 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 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 14th day of August, 2020.

Michael J. Majewski
Michael J. Majewski

Tarry A. Majewski
Tarry A. Majewski

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael J. Majewski and Tarry A. Majewski,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2020.**

Notary Public

My Commission Expires: 11/8/21

STATE OF TENNESSEE NOTARY PUBLIC