Karen Johnson Davidson County
Batch# 464763 DEEDWARR
08/26/2020 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20200826-0096880

33412-5

Box 14

WARRANTY DEED

SHELLY M. WALLING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 04-16-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of August, 2020.

Notary Public

My commission expires:
(AFFIX SEAL)

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
Marlowe Hillyer	Franklin American Mortgage Company	173-09-0-A-429.00CO
8628 Gauphin Place	501 Corporate Center Dr, Suite 400	
Nashville, TN 37211	Franklin, TN 37067	

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,

Jennifer L. Johnson, an unmarried woman

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

Marlowe Hillyer, 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 Lot No. 368, on the Plan of Revision to Lots 367 through 383 and Open Space "A", Phase Six. a Planned Unit Development, Lenox Village, of record in Instrument No. 20050617-0069532, 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 Jennifer L. Johnson, an unmarried woman, by Deed dated June 28, 2013 from Larry W. Leonard and Gay L. Leonard, of record in Instrument No. 20130701-0067505, 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 in Instrument No. 20050617-0069532, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2. **Declaration of Covenants, Conditions, Restrictions, Charter, Easements and By-Laws of Lenox Village, of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.**
3. **Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, said Register's Office.**
4. **Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, said Register's Office.**
5. **Charter of Lenox Village Neighborhood Homeowners Association, Inc., of record in Instrument No. 20020412-0045831, said Register's Office**
6. **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130916-0097049, said Register's Office.**
7. **Taxes for the current year, which have been prorated and assumed by Grantee(s) and subsequent years not yet due and payable.**

This is improved property, known as **8628 Gauphin Place, 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 **7th** day of **August, 2020.**

Jennifer L. Johnson

Jennifer L. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Jennifer L. Johnson,** 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 **7th** day of **August, 2020.**

Notary Public

My Commission Expires: Sept 6, 2022

BRANDI NORRED MAIORINO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

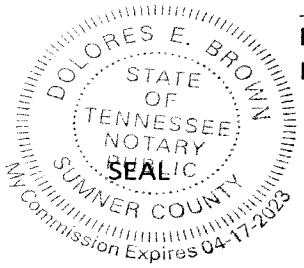
True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023