THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200829518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of September, 2020.

Notary Public
My Commission Expires: May 9, 2023

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 481335 **DEEDWARR**
09/23/2020 09:53:40 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200923-0109088

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Conner 2661 Avery Park Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 173-09-0A-824.00-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, **Jason Fridenstine, Co- Trustee of the Eugenia Trust dated April 19th, 2017.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Conner , unmarried**, ("Grantee"), his 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. 778 on the Plan of Revision to Lots 618 through 624, Phase Eight, Lenox Village Subdivision of record in Plat at Instrument No. 20071106-0130836, 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 William T. Chapman, Trustee of the Eugenia Trust dated April 19th 2017 by Warranty deed from Ann Dickinson and husband, John Williams Dickinson and Amy Dickinson Burrow, a married woman of record in Instrument No. 20170503-0044019 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 03, 2017. Jason Fridenstine and William T. Chapman are Co-Trustees of the Eugenia Trust dated April 19th, 2017, either Co-Trustee may act independently on behalf of the Trust.

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 as Instrument Number 20071106-0130836, Register's Office of 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.
Easement for storm drainage agreement of record in Instrument Number 20020722-0087469, 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 2661 Avery Park Drive Nashville TN 37211

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, Grantor has executed this instrument on this 21st day of September, 2020.

Jason Fridenstine, Co-Trustee of the Eugenia Trust dated April 19th, 2017.

BY: _____
Jason Fridenstine, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Fridenstine, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Trustee of the Eugenia Trust dated April 19, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 21st day of September,2020.

_____
Notary Public

My Commission Expires: