Karen Johnson Davidson County
Batch# 494364 DEEDWARR
10/13/2020 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,389.16
20201013-0118989

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 20030230**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,450.00. Affiant Subscribed and sworn to before me, this 13th day of October, 2020. Notary Public My Commission Expires: May 7, 2024

Andrea Suzore
State of Tennessee Notary Public
Davidson County

WARRANTY DEED

Address New Owner: Bridget Nordstrom 7129 Sunnywood Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173 09 0A 216.00

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, **Terry Bailey and Michelle Bailey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bridget Nordstrom, unmarried**, ("Grantees"), its 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. 162, on the Plan of Phase "B", Lenox Village, of record in Instrument No. 20031024-0157237 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Terry Bailey and Michelle Bailey, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050104-0001476, in the Register's Office of Davidson County, Tennessee, dated December 30, 2004 and recorded on January 4, 2005.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase "B" Lenox Village, as recorded in Instrument No. 20031024-0157237.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458.

Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, supplemented in Instrument No. 20021226-0158459 and amended in Instrument No. 20080326-0030449.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No. 20010918-0100850; Instrument No. 20010918-0100852; Instrument No. 20011129-0130322 and in Instrument No. 20011112-0123853.

Easement recorded in Instrument No. 20010103-0000902 and in Instrument No. 20130916-0097049.

Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and in Instrument No. 20020408-0042676.

This is improved property located at 7129 Sunnywood 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 13th day of October, 2020.

Terry Bailey

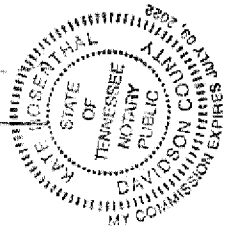
Michelle Bailey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Terry Bailey and Michelle Bailey, 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 13th day of October, 2020.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)