Karen Johnson Davidson County
Batch# 502411 DEEDWARR
10/28/2020 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $973.10
20201028-0124877

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 263,000.00

Eileen Smith
Affiant

Subscribed and Sworn before me this 23rd day of October , 2020.

Notary Public
My commission expires:

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Eric Thai Nguyen 517 Saint Jules Lane, Nashville, TN 37211	The same	172-12-0D-542.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bailey J. McQuary, a single man,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric Thai Nguyen, single man,,** "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 808 as shown on Exhibit "B" to the Supplemental Declaration of Charter. Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes. A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622—0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2. The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Bailey J. McQuary by Warranty Deed from Patrick N. Hansberry, unmarried, on November 30, 2015, and filed for record December 2, 2015, of record in Instrument No.. 20151202-0121502, Register's Office for Davidson County, Tennessee.

Subject to all matters on Plan of record in Instrument No. 20020315-0032826, and as Exhibit "B" of record in Instrument No. 20060622—0074677, Register's Office for said County.

Charter of Lenox Town Center Association, Inc., of record in Instrument No. 20031006-0153550, Register's Office for said County.

Declaration of Covenants, Conditions and Restrictions of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, as made applicable in Instrument No. 20060622-0074677, as amended and supplemented in Instrument No. 20031212—0178492, Instrument No. 20050324-0032209, Instrument No. 20050815- 0096405, Instrument No. 20020315—0032826, Instrument No. 20021226-0158458, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, and Instrument No. 20050119-0006853,Register's Office for said County.

Master Deed Restrictions of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20060907-0110539, Register's Office for said County.

Easements set out in Master Deed Restrictions of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, Register's Office for said County.

Easements set out in Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Residential Neighborhood of Lenox Village of record in Instrument No. 20020315—0032826, Register's Office for said County. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out in Exhibit "C" of record in Instrument No.

20031212—0178492, as made applicable in Instrument No. 20050324-0032209, Register's Office for said County.

Storm Water Detention Agreement of record in Book 7361, page 230, and Instrument No. 20050822—0099609, Register's Office for said County.

Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130626-0065783, Register's Office for said County.

Subject to all matters on Plan of record in Instrument No. 20050322-0031182, and Instrument No. 20061103-0136911, Register's Office for said County.

Easement of record in Instrument No. 20020408—0042676, Register's Office for said County.

Easement for Sanitary Sewers of record in Instrument No. 20030923-0140666, and Instrument No. 20050822-0099609, Register's Office for said County.

Subject to lien for special assessments as contained in the restrictions;

Subject to rights of others in and to the common areas and elements;

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of October, 2020

Bailey J. McQuary

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, Bailey J. McQuary, a single man,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal this 23 day of Oct., 2020.

Jami K Averwater

Notary Signature

My commission expires: 01-03-22

JAMI K. AVERWATER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 01-03-2022
COUNTY OF DAVIDSON

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

