WARRANTY DEED

Karen Johnson Davidson County
Batch# 531353 DEEDWARR
12/11/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $706.70
20201211-0145843

Y-SB-SLRE-20-8405-6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/3/22
(AFFIX SEAL)

MELISSA R SHAFFER
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark McGlothlin	**New Owner**	
(NAME)	(NAME)	**172-12-0D-514.00-CO**
8045 Bienville Drive #6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL N. COBB, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK MCGLOTHLIN, MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. Y-6 as shown on Exhibit "A" to the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office. See Supplemental Master Deed Restrictions for Section iii, the Town Center Homes at Lenox Village of record as Instrument No. 20060120-0007913.

Being the same property conveyed to Carol N. Cobb, unmarried by Warranty deed from Sam J. Cartozzo III and wife, Margaret Chandler Cartozzo of record in Instrument No. 20161115-0120335 Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 15, 2016. (Value of consideration shown in aforementioned deed $157,750.00.) Being also known as 8045 Bienville Drive #6 Y-6 Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- All matters shown on Plat recorded in Instrument No. 20060118-0006550, in the Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, 20060120-0007914 as corrected in Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439 and in any allied instrument(s) referred to in said restrictions.
- Master Deed establishing a Horizontal Property regime of Town Center Homes of Lenox Village, Section III, and recorded in Instrument No. 20020315-0032825 as amended in Instrument No. 20040526-0062221 and Instrument No. 20060120-0007913 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20030828-0125180, in the Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Towne Center Homeowner's Association of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20130606-0065783, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8045 Bienville Drive #6, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 1st DAY OF DECEMBER, 2020.

Carol N. Cobb

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL N. COBB, the within named bargainor, 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, this the 1st of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-05-2021

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON