Karen Johnson Davidson County
Batch# 561574 DEEDWARR
01/26/2021 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $710.40
20210126-0011581

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 201232250**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $192,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2021.

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

Notary Public
My Commission Expires: 4-13-22

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Donald Travers, Jr. and Kami Travers<br>7232 Althorp Way V-10<br>Nashville TN 37211 | New Owner | Tax Parcel ID No.<br>172-12-0D-448.00-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, **Ross Anthony Steck, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Travers, Jr. and Kami Travers, husband and wife**, ("Grantees"), their 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 Unit V-10, of Building V, as shown on Exhibit B2 and B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0033209 and as amended in Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being part of Lot No. 507, as shown in the Plat of Section 2, The Town Center Homes at Lennox Village, of record at Instrument No. 20050322-0031182, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ross Anthony Steck, married man, by Warranty Deed from Anna Kristen Heath, unmarried, of record in Instrument No. 20190507-0042657, in the Register's Office of Davidson County, Tennessee, dated May 03, 2019 and recorded on May 07, 2019, and Affidavit recorded in Instrument No. 20190620-0059343.

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 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, THE TOWN CENTER HOMES AT LENNOX VILLAGE, as recorded in Instrument No. 20050322-0031182.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, as supplemented in Instrument Nos. 20050324-0032209, 20050815-0096405 and Instrument No. 20080326-0030439.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENNOX VILLAGE Condominium of record in Instrument No.20020315-0032825, as amended by instrument(s) of record in Instrument No.20021226-0158459 and Instrument No. 20080326-0030449; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Special Covenants and Restrictions recorded in Instrument No. 20031212-0178492.

Easement recorded in Instrument No. 20010103-0000902, as corrected in Instrument No. 20010822-0090889 and Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049; Easement for Sanitary Sewers and/or Storm Drainage , recorded in Instrument No. 20011106-0121932.

Easement for Water Mains and Appurtenances, recorded in Instrument No. 20011112-0123853.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument Nos. 20011129-0130322, 20030923-0140666 and 20040310-0027422.

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

This is improved property located at 7232 Althorp Way V-10 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 22nd day of January, 2021.

Ross Anthony Steck

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ross Anthony Steck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2021.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

# True Copy Certification

I, **Jennifer L. Pennell**, 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, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022