Karen Johnson Davidson County
Batch# 586028 DEEDWARR
03/05/2021 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,485.55
20210305-0029431

WARRANTY DEED

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

W-SB-BMR-21-7614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-19-2025

(AFFIX SEAL)

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)
Kelly B. Smith	**CapStar Bank**	
(NAME)	(NAME)	
7614 Leveson Way	**2002 Richard Jones Road, Ste 300A**	**173-09-0A-022.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37215**	
(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, **JONATHAN M. FORD AND ALLISON L. FORD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY B. SMITH, A SINGLE WOMAN,** 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 Lot No. 56 on the Plan of Section One, Lenox Village of record in Plat at Instrument No. 20020319-0033866, 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 Juanita B. Greene, an unmarried woman by Warranty Deed from Fallon Homes, LLC of record in Instrument No. 20031030-00159730 Register's Office for Davidson County, Tennessee, dated October 27, 2003 and recorded on October 30, 2003. (Value of consideration shown in aforementioned deed $239,000.00.)

Being the same property conveyed to Jonathan M. Ford and Allison Ford, husband and wife by Warranty Deed from Stacy Dorn, a single woman of record in Instrument No. 20170518-0049466 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 18, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20020319-0033866 and Plat Book 421, Page 146, 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 Number 20020315-0032825, Instrument No. 20021226-0158459 and as amended at Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021226-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20050119-0006853; Instrument No. 20050113-0005133; 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; Instrument No. 20080326-0030439; Instrument No. 20080326-0030449; Instrument No. 20080403-0033974; Instrument No. 20020315-0032825; Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913; Instrument No. 20060321-0032383 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Homeowners Association record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Lennox Village Homeowner's Association of record in Instrument Number 20020501-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements of record in Instrument Number 20010103-0000902.
- Sign Easement of record in Instrument Number 20010822-0090889, in the Register's Office for Davidson

County, Tennessee
• Storm Water Detention Agreement of record in Instrument Number 20020408-0042676 and Instrument Number 20051213-0149579, in the Register's Office for Davidson County, Tennessee.
• Storm Drainage Agreement of record in Instrument Number 20020722-0087469, in the Register's Office for Davidson County, Tennessee.
• Sewer and Drainage Easement of record in Book 7361, Page 230, Book 7984, Page 449, Instrument No. 20011129-0130322, Instrument No. 20011106-0121932 and Instrument No. 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
• Sewer & Drainage Easement of record in Instrument Number 20010918-0100849; Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Instrument Number 20010918-0100852, in the Register's Office for Davidson County, Tennessee.
• Water Main Easement of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20151002-0100549 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: **7614 Leveson Way, 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 25th DAY OF FEBRUARY, 2021.

Jonathan M. Ford

Allison L. Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN M. FORD and ALLISON L. FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public
My Commission Expires
(SEAL)

Margaret P. Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

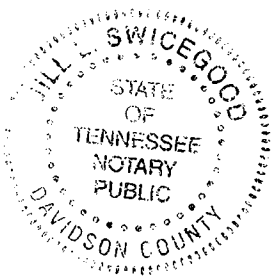
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

900