39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 601503 **DEEDWARR**
03/26/2021 02:58:15 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20210326-0040368

W-SB-SNR-21-7240

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

LYDIA M. MEANES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

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)
Kyera Alise Fletcher	CapStar	
(NAME)	(NAME)	
7240 Althorp Way	2002 Richard Jones Rd #300A	**172-12-0D-061.00-CO**
(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, **JULIE POTEET, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYERA ALISE FLETCHER, 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. 501 on the Plan of Final Plat Section 2, The Town Center Homes at Lenox Village of record in Plat at Instrument No. 20050322-0031182, 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 Julie Poteet, individually as her separate property by Quitclaim Deed from Victor Poteet of record in Instrument No. 20141215-0114472 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 15, 2014.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20031212-017842, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County, Tennessee.
- By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee
- Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230, Instrument No. 20050822-0099609 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20060203-0013969 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: **7240 Althorp 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 MARCH, 2021.

Julie Poteet

Victor Poteet

Victor Poteet, spouse of Julie Poteet, hereby joins in this conveyance and does transfer and convey any and all marital interest Victor Poteet may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF McMinn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE POTEET, 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 25th of March, 2021.

Notary Public
My Commission Expires: My Commission Expires July 31, 2022
(SEAL)

CHARLENE M. WEBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF McMINN

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ McMinn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTOR POTEET, 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/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: My Commission Expires July 31, 2022
(SEAL)

CHARLENE M. WEBB STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF McMINN

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