# WARRANTY DEED

Karen Johnson Davidson County
Batch# 686593 **DEEDWARR**
07/29/2021 02:16:12 PM 2 pgs
Fees: $13.00 Taxes: $2,053.50

20210729-0102318

G-SB-TNRE-21-715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/25/2023 DAVIDSON COUNTY

**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 Lefebvre** | New Owner | |
| (NAME) **715 Cleo Miller Drive** | (NAME) | **083-05-0G-013.00** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) | |
| (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, **JACOB MASTERS HANNAH MASTERS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LEFEBVRE, A SINGLE PERSON,** 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 715 of The Bailey at Maxwell, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jacob Masters, a single man by Warranty deed from Bailey & West Eastland, LLC, a Tennessee limited liability company of record in Instrument No. 20180807-0077601 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 7, 2018.

Jacob Masters having since married. Hannah Masters joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 194, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20161130-0125781 amended in Instrument No. 20161011-0107251 and Instrument Number 20150917-0094668, 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 20150928-0098248 and 20161012-0108020 amended in Instrument No. 20161205-0127325, Instrument No. 20170426-0041064, Instrument No. 20171212-0126734, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20171127-0120864, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150622-0059578, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. 58-287, Closing Alley No. 1007 of record in Book 4522, Page 475, in the Register's Office for Davidson County, Tennessee.
- Ordinance No. 71-1403, Closing, Vacating & Voiding P/O Alley No's. 1001 and 1007
- Easement Agreement of record in Instrument Number 20150707-0065711, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4522, Page 478, 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: **715 Cleo Miller Drive, Nashville, Tennessee 37206**.

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 23rd DAY OF JULY, 2021.

Jacob Masters

Hannah Masters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB MASTERS, 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 23rd of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HANNAH MASTERS, 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 23rd of July, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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