ADDRESS NEW OWNER: Allison Joy Falk and Austin Richard Falk
2406 Anson Ln
Nashville, TN 37211

SEND TAX BILL TO: Same as New Owner

Karen Johnson Davidson County
Batch# 687351 DEEDWARR
07/30/2021 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,269.10
20210730-0102813

MAP-PARCEL NOS. 173090A66000CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Derek Gaw and Kara Beaty Gaw, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Allison Joy Falk and Austin Richard Falk, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 705 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Derek Gaw from Hank McFadden, an unmarried man, by Warranty Deed recorded on November 16, 2016, in Instrument No. 20161116-0121027, Register's Office for Davidson County, Tennessee.

Kara Beaty Gaw, spouse of Derek Gaw, joins in this deed to convey any and all interests he may have in said property including but not limited to any marital rights therein.

This is property with a common address of 2406 Anson Ln, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.(3)Master Deed establishing The Town Center Homes at Lenox Village Condominiums of record in Instrument No. 20020315-0032825 and made applicable by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.(4)Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village of record in Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of record in Instrument No. 2021226-0158458 and in Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.(5)Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenance of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.(6)Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.(7)Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and in Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.(8)Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849, Instrument No. 20010981-0100850, Instrument No. 20010981-0100851 and Instrument No. 20010981-0100852, Register's Office for Davidson County, Tennessee.(9)Grant of Easement between Comcast of Nashville I, LLC and Lenox Village Town Center Homeowners Association, Inc. for broadband communication of record in Instrument No. 20130626-0065783, Register's Office for Davidson County, Tennessee.(10) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of The Town Center Homes at Lenox Village Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto(11) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of July 2021.

Derek Gaw

Kara Beaty Gaw

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Derek Gaw and Kara Beaty Gaw, husband and wife** , with whom I am personally acquainted, or who 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 at office this 27th day of July 2021.

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $343,000.00.

Affiant

Subscribed and sworn before me this 27th day of July 2021.

MARY KATHRYN CHARLTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

Notary Public
My Commission Expires:

File No. 2107-161

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Allison Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 27, 2021.

Date

Affiant Signature

7/29/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON