WARRANTY DEED

Karen Johnson Davidson County
Batch# 687953 DEEDWARR
07/30/2021 02:31:22 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20210730-0102958

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2021.

Notary Public

My commission expires: 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jackie Jack S. Miller, Jr.	new owner	Map 172-12-0-D Parcel 578.00co
6901 Lenox Village Dr. Unit 304	902 Sunset Road N.	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Lee Aston and Joan Childs Aston, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackie
Jack S. Miller, Jr., a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. I-304 of Building I (Regent Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080326-0030439, in the Register's Office of Davidson County, Tennessee, said Unit also being a part of Exhibit "B" to said Supplement to Declaration.

Being the same property conveyed to James Lee Aston and Joan Childs Aston, husband and wife, by Deed dated June 10, 2019 from Mark A. Hepler and Karen K. Hepler, Trustee (S) of the Mark A. & Karen K. Hepler Trust dated April 22, 2016, of record in Instrument No.20190611-0056004, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Dedication of Common Areas to Lenox Village Neighborhood Association, Inc., of record in Instrument Number 20180416-0035579, said Register's Office for Davidson County, Tennessee. 2) Matters shown on plan of record as Exhibit "B" to Supplemental Declaration of Charter, Easements, Covenants and restrictions of record as Instrument Number 20080326-0030438 and 20080326-0030439, said Register's Office for Davidson County, Tennessee. 3) Master Deed Restrictions of record as Instrument Number 20020315-0032825, said Register's Office for Davidson County, Tennessee. 4) Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument Number 20020315-0032826, as made applicable by Supplemental Declaration of record as Instrument Number 20080326-0030439, and ratified by Ratification Amendment of record as Instrument Number 20080403-0033974, said Register's Office for Davidson County, Tennessee. 5) Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, or record as Instrument Number 20060612-0069716, said Register's Office for Davidson County, Tennessee. 6) Charter of Lenox Village Town Center Association, Inc., of record as Instrument Number 20031016-0153550, said Register's Office for Davidson County, Tennessee. 7) Easements for Sanitary Sewer, water mains and appurtenances of record as Instrument Number 20011129-0130322 and Instrument Number 20030923-0140666, said Register's Office for Davidson County, Tennessee. 8) Stormwater Detention Agreement of record in Book 7361, Page 230, and Instrument Number 20020408-0042676, said Register's Office for Davidson County, Tennessee. 9) Second Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center at Lenox Village, a Traditional Neighborhood Development of record as Instrument Number 20080326-0030438, and ratified by Ratification Amendment of record as Instrument Number 20080403-0033975, said Register's Office for Davidson County, Tennessee. 10) Subject to the rights of others in and to the common areas/elements, said Register's Office for Davidson County, Tennessee. 11) Subject to the lien for special assessments contained in the Master Deed Restrictions and Declaration of Charter, Easements, Covenants and Restrictions, as supplemented and amended. 12) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **6901 Lenox Village Dr. Unit 304, Nashville, TN 37211**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJP-21690304

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **29th** day of **July, 2021.**

James Lee Aston

James Lee Aston

Joan Childs Aston

Joan Childs Aston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James Lee Aston and Joan Childs Aston,** the within named sellers, 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 at Nashville, Tennessee, this **29th** day of **July, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY