Box 36

Karen Johnson Davidson County
Batch# 701438 DEEDWARR
08/19/2021 03:56:42 PM 3 pgs
Fees: $18.00 Taxes: $888.00

20210819-0112614

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00.

Affiant

Subscribed and sworn to me on August 18, 2021.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34973

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lance Blocker Sahar Kheshti 7037 Sugarplum Rd Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-588.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGowan Family Limited Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Lance Blocker and Sahar Kheshti, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Condominium No. 318-C of the Town Center at Lenox Village, shown as part of Unit "G" on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing Lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into 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. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership by Deed dated August 31, 2010 and recorded on September 13, 2010 from Lenox Village Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20100913-0072677, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-0062221 in said Register's Office.
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133 in said Register's Office. The subject lot is designated as a Special Use Parcel by the amendment of record as Instrument No. 20070103-0001284, and further converted into condominium units by the amendment of record as Instrument No. 20070830-0104306, as corrected by Scrivener's Affidavit of record as Instrument No. 20070924-0113721, in said Register's Office.
4. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.
5. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
6. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office.
8. Subject to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, as made applicable by First Supplement of record as Instrument No. 20070103-0001283, as amended by Instrument No. 20070830-0104305, as corrected by Scrivener's Affidavit of record as Instrument No. 20070924-0113720, in said Register's Office.
9. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6977 Sunnywood Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 18th day of August, 2021.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., a Tennessee corporation, which entity is the General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President of McGowan Investments, Inc. executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on August 18, 2021.

_____
NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023