THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210836677

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of September, 2021.

Notary Public
My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 719370 DEEDWARR
09/17/2021 03:12:08 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210917-0125497

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nathaniel Friend and Elizabeth Friend 8606 Gauphin Place Nashville TN 37211	New Owner	Tax Parcel ID No. 173 09 0A 257.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Melanie Davenport, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathaniel Friend and Elizabeth Friend, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 198 on the Plan of Phase "E", Lenox Village of record in Plat at Instrument No. 20040109-0003952, 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 Melanie Davenport, an unmarried woman, by Warranty Deed from Kendall Rowell n/k/a Kendall Royal and Gavin Royal, wife and husband, of record in Instrument No. 20180409-0032891, in the Register's Office of Davidson County, Tennessee, dated April 06, 2018 and recorded on April 09, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase "E" Lenox Village, as recorded in Plat Instrument No. 20040109-0003952.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Lenox Village Condominium of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument No. 20021226-0158459, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, and Instrument No. 20040526-0062220, Instrument of Correction recorded in Instrument No. 20050113-0005133.

Easement for Sanitary Sewers and/or Storm Drainage , recorded in Book 7985, Page 449.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20130916-0097049.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek river (or creek), free from diminution or pollution.

This is improved property located at 8606 Gauphin Place Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2021.

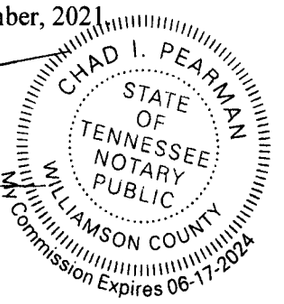
Melanie Davenport

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melanie Davenport, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2021.

Notary Public
My Commission Expires: _____



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WEYP-21-8606