Karen Johnson Davidson County
Batch# 725370 DEEDWARR
09/28/2021 02:21:30 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20210928-0130314

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF SEPTEMBER, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/24

THIS INSTRUMENT PREPARED BY, RETURN TO SAME (*unless otherwise indicated*)
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2424LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sherene Woolcock	Bank of Tennessee	172 12 0D 512.00
8045 Bienville Drive # 4	201 E. Center St.	
Nashville, TN 37211	Kingsport, Tennessee 37660	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GEORGE BELL, A SINGLE MAN** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **SHERENE WOOLCOCK, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE, HER 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 Y-4 on the Plan of Section III, The Town Center Homes at Lenox Village, of record in Instrument No. 20060120-0007914, as corrected in Instrument Nos. 20060221-0020352 and 20060309-0027423, Registers Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to George Bell, A Single Man, by Warranty Deed from Lisa Moore, An Unmarried Woman, of record in Instrument No. 20161018-0109881, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 18, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Town Center Homes at Lenox Village Section III, as recorded in Plat Instrument No. 20060118-0006550.
10. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826 and Amendment recorded in Instrument Nos. 20070103-0001284, 20070830-0104306; as Supplemental Declaration recorded in Instrument Nos. 20031212-0178492, 20050119-0006853, 20050324-0032209, 20060120-0007914; as Corrected in Instrument Nos. 20060221-0020352, 20060309-0027423 and Supplemental Declaration recorded in Instrument No. 20080326-0030439.
11. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed Restrictions establishing Lenox Village of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument No. 20080326-0030449 and Supplemental Declaration recorded in Instrument No. 20060120-0007913; 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.
12. Easement for Ingress and Egress, recorded in Book 3399, Page 425 and Book 5332, Page 155.
13. Easement for Ingress and Egress and Water Line, recorded in Book 5334, Page 866.

14. Agreement for Dedication of Easement for Water Mains and Appurtenances, recorded in Instrument Nos. 20030828-0125179, 20030828-0125180.

15. Easement for Grant to Comcast of Nashville I, LLC, recorded in Instrument Nos. 20130916-0097049, 20140314-0021537.

16. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051221-0152802.

This is Improved property known as 8045 Bienville Drive # 4, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 27th day of September, 2021.

George Bell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GEORGE BELL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September 2021.

Notary Public _____

My Commission Expires 2/19/24

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

I Lisa Allard, 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 September 27, 2021.

Lisa Allard, Affiant September 27, 2021

State of Tennessee County of Williamson

Sworn to and subscribed before me this September 27, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024