WARRANTY DEED

Karen Johnson Davidson County
Batch# 766303 DEEDWARR
12/02/2021 03:15:30 PM 2 pgs
Fees: $13.00 Taxes: $5,546.30
20211202-0160072

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,499,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of November, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

JIM SANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

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
Tara M. Colalillo **Christopher A. Colalillo**	New Owner	**160-07-0-021.00**
601 Baxter Lane		
Nashville, TN 37220		

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,

George L. Lenox and Anne E. Lenox, husband and wife

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

Tara M. Colalillo and Christopher A. Colalillo, wife and husband

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 Lot No. 5 on the Plan of Dunn Meade, (being a Resubdivision of Lot 14 and part of Lot 21, Baxter Heights, not of record), as of record in Plat Book 2330, Page 162, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to George L. Lenox, married by Deed dated August 15, 2000, from Walter R. Nipper, Jr., a widower of record in Instrument No. 20000816-0081205, and further conveyed to George L. Lenox and Anne E. Lenox, husband and wife by Quitclaim Deed dated July 10, 2018, from George L. Lenox, married of record in Instrument No. 20180718-0069862, said Register's Office for Davidson County, Tennessee.

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

1) **The Plan of record in Plat Book 2330, Page 162, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 2798, Page 351, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired.**

3) **Restrictive Covenant for Detached Structure of record in Instrument No. 20040615-0070778, said Register's Office.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property known as 601 Baxter Lane, Nashville, TN 37220.

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 30th day of November, 2021.

George L. Lenox

Anne E. Lenox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George L. Lenox and Anne E. Lenox,** 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 **30th** day of **November, 2021.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24

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 November 30, 2021.

Lisa Allard, Affiant November 30, 2021

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

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this November 30, 2021.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-19-2024