WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/24

(AFFIX SEAL)

CONNIE GILL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD My Comm. Expires 3/22/2024

Y-KW-22-527

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 876948 DEEDWARR
06/23/2022 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220623-0072077

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
An P. Le and Tam Le	New Owner	
(NAME)	(NAME)	
527 Saint Jules Ln		**172-12-0D-547.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICOLE FRANCO N/K/A NICOLE FRANCO GATELEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AN P. LE AND WIFE, TAM LE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 813 as shown on Exhibit "B" to 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 and Residential Neighborhood. (Additional 21 Townhome Units of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Nicole Franco, unmarried by Warranty deed from Lauren Lyssy, a single woman of record in Instrument No. 20180523-0049428 Register's Office for Davidson County, Tennessee, dated May 18, 2018 and recorded on May 23, 2018.

Nicole Franco having since married and is now known as Nicole Franco Gateley. Subject property having never been said grantors primary marital residence.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20050322-0031182 and Instrument Number 20061103-0136911, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060622-0074677, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826 and Instrument No. 20060622-0074677, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825, Instrument No. 20060321-0032382, and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument Number 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050822-0099609, in the Register's

Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
• Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **527 Saint Jules Ln, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF JUNE, 2022.

Nicole Franco Gateley by Paul Hinman, Attorney-In-Fact

Power of Attorney filed of record in Instrument No. __202206230072076_____, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICOLE FRANCO GATELEY, and who acknowledged he/she/they executed the same as the free act and deed of the said NICOLE FRANCO GATELEY.

Witness my hand and official seal, this the 14th of June, 2022.

Stephanie Woodall
Notary Public
My Commission Expires:
(SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/14/22 (date of document).

Affiant Signature

6/17/22
Date

State of Tennessee

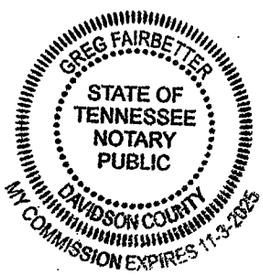
County of Davidson

Sworn to and subscribed before me this 17th day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212