Karen Johnson Davidson County
Batch# 991773 DEEDWARR
04/13/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $891.70
20230413-0027185

WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

File #23-PA-7009-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Ray Blocker	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**172 12 0D 303.00**
7009 Lenox Village Drive, 303	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**White House, TN 37188**	
(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, **WHITNEY WEBSTER, A MARRIED PERSON, AND REBECCA WEBSTER, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID RAY BLOCKER, AN UNMARRIED MAN,** 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. 303 a/k/a Unit E-27, as shown on Exhibit B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additions Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E), of record in Instrument No. 20020315-0032826 and Supplemental recorded in Instrument No's. 2031212-0178492 and 20050119-0006853 in the Register's Office of Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Whitney Webster and Rebecca Webster, as joint tenants with rights of survivorship, by Warranty Deed from Morgan L. Burner, an unmarried woman, of record in Instrument No. 20190208-0012354, in the Register's Office of Davidson County, Tennessee, dated February 08, 2019 and recorded on February 08, 2019.

This conveyance is subject to:
* Property Taxes for the year 2023 and subsequent years.
* Plat of Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, as recorded in Plat Instrument No. 20050120-0007426; said Register's Office.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826; as Supplemented in Instrument No. 2003121-20178492; Instrument No. 20050119-0006853; and as amendment to Design Code recorded in Instrument No. 20220228-0022407; said Register's Office.
* Master Deed Restrictions recorded in Instrument No. 20020315-0032825; as Supplemented in Instrument No. 20021226-0158459 and as amended in instrument No. 20080326-0030449; said Register's Office.
* Easement for Sanitary Sewers And/or Storm Drainage Water Mains And Appurtenances, recorded in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666; said Register's Office.

* Easement recorded in Instrument No. 20010103-0000902; said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **7009 Lenox Village Drive, Unit 303, 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 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 12th day of April, 2023.

Whitney Webster

Phillip Robinson

The said Phillip Robinson joins herein to convey any and all marital interest he may have in the above-described property.

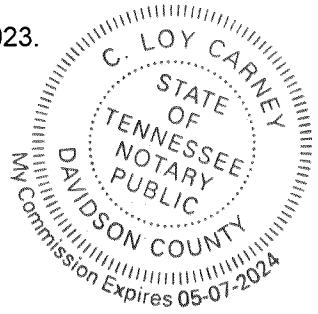
Rebecca Webster by Whitney Webster, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Whitney Webster and Phillip Robinson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2023.

Notary Signature
My commission expires:

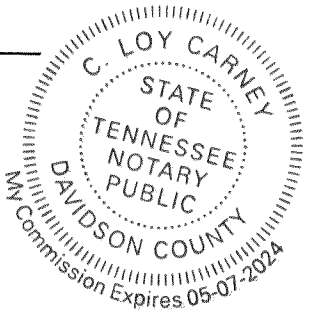


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of April, 2023, before me personally appeared Whitney Webster, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Rebecca Webster and acknowledged that he executed the same as the free act and deed of the said Rebecca Webster.

Witness my hand, at office, this 12th day of April, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the ~~13th~~ 12th day of April, 2023.

Affiant Signature
Date April 13, 2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON