WARRANTY DEED

Karen Johnson
Batch # 1167416
08/12/2024 12:36:34 PM
Fees: $13.00 Taxes: $1,859.25

Davidson County
DEEDWARR
2 pgs

20240812-0060492

B-WR-24-7097

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY JO WOODECHOWSKI NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-19-2027

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Bryan	**Joseph Bryan**	
(NAME)	(NAME)	
7097 Sunnywood Dr	**7097 Sunnywood Dr**	**173 09 0A 284.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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, **BENJAMIN C. LOVELACE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH BRYAN, SINGLE,** 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 Lot No. 280 on the plan of PHASE FOUR, LENOX VILLAGE, of record in Instrument No. 20040806-0094784, 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 Benjamin C. Lovelace, an unmarried man, by Warranty Deed from John W. Hill and wife, Susan Hill, of record in Instrument No. 20180402-0030234, in the Register's Office of Davidson County, Tennessee, dated March 29, 2018, and recorded on April 02, 2018.

This conveyance is subject to:
- Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, LENOX VILLAGE, as recorded in Instrument No. 20040806-0094784.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315- 0032826; as Supplemented in Instrument No. 20021226-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20050113-0005133 and as amended in Instrument No. 20080326-0030449 and Instrument No. 20220228-0022407.
- Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825; as Supplemented in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382.
- Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449; Instrument No. 20010918-0100849; Instrument No. 20010918-0100850; Instrument No. 20010918-0100851; Instrument No. 20010918-0100852; Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666.
- Easement for Broadband Communications Services, recorded in Instrument No. 20130916-0097049.
- Easement for Drainage and Maintenance Agreement for Detention Facilities, recorded in Instrument No. 20150817-0082475 and Instrument No. 20150817-0082476.
- Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230and Instrument No. 20020408-0042676.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7097 Sunnywood Dr, 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 9 DAY OF AUGUST, 2024.

Benjamin C. Lovelace

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN C. LOVELACE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of August, 2024.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212