20590

(1)
Bk 436

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,500.00.

Danielle N. Hoopes
Affiant

Subscribed and sworn to me on February 28, 2005.

Amy Adams Gowan
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires:
November 25, 2006
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 03/02/05 16:05 2 pgs
Fees:13.00 Taxes:804.75

20050302-0023193

THIS INSTRUMENT WAS PREPARED BY:
Amy Adams Gowan, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20590SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew R. Hoopes Danielle M. Hoopes 7120 Lenox Village Drive Nashville, TN 37211	SAME	173-09-A-15

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Derald E. Daugherty, an unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew R. Hoopes and wife, Danielle M. Hoopes, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section One, Lenox Village, of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Derald E. Daugherty by Deed from Don B. Smithson, married, of record as Instrument No. 20030515-0066287 in the Register's Office for Davidson County, Tennessee.

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

1. 2005 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Matters shown on plat of record as Instrument No. 20020312-0033866 in the Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office.
6. Storm Water Detention Agreements of record in Book 7361, page 230, and as Instrument No. 20020408-0042676 in said Register's Office.

7. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902 in said Register's Office.
8. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 in said Register's Office.
9. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.
10. Quitclaim Deed conveying common area to Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020501-0053757, re-recorded as Instrument No. 20020507-0056338 in said Register's Office.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Master Deed and Restrictions.

This property is also known as improved property located at 7120 Lenox Village Drive, 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 our hands on February 28, 2005.

Derald E. Daugherty

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 28, 2005, before me, the undersigned, personally appeared Derald E. Daugherty, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on February 28, 2005.

NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
Commission Expires
25, 2006
STATE OF TENNESSEE