Davidson County DEEDWARR
Recvd: 09/21/05 14:39 2 pgs
Fees:13.00 Taxes:601.25
20050921-0113654

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064

Map & Parcel: 173-9-A-3

Send Tax Statements To:
America's Wholesale Lender
P. O. Box 660694
Dallas, TX 75266-0694

Name/Address New Owner:
JOANN DAVIS & LISA CHAPMAN
6336 Waterford Drive
Brentwood, TN 37027

Name of Mortgagee:
America's Wholesale Lender

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **CLAUDIA G. PRUETT,** have bargained and sold and by these presents do transfer and convey unto **JOANN DAVIS AND LISA CHAPMAN**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Lenox Village, Section One, a Planned Unit Development, as of record in Instrument No. 20020319-0033866, 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 Claudia G. Pruett by deed dated March 12, 2003, from Signature Properties, LLC, of record in Instrument No. 20030318-0035570, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2005 Davidson County property taxes are a lien but not yet due and payable. Said taxes have been prorated as of the date of this instrument, with Grantees assuming responsibility for payment of same.

2. All matters as shown on the Plan of Lenox Village, Section One, of record in Instrument No. 20020319-0033866, as amended in Instrument No. 20031120-0169460, Register's Office for Davidson County, Tennessee.

3. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.

4. Terms, provision, covenants, conditions, restrictions easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants, Conditions, Restrictions, and By-Laws of Lenox Village Neighborhood Association, of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, set, handicap, familial status or national origin unless and only to the extent that the covenant,

condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Charter for Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

6. Charter for Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-004583, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 7371, page 230 and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

8. Easement for ingress and egress of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20020501-0053737, as re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 19th day of ~~August~~ September, 2005.

Claudia G. Pruett

CLAUDIA G. PRUETT

By _____

Chris Clausi, Atty-in-Fact, of record in Instrument No. 20050921-0113652 RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of September, 2005, before me personally appeared **CHRIS CLAUSI**, 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 **CLAUDIA G. PRUETT,** and who acknowledged that he executed the same as the free act and deed of the said **CLAUDIA G. PRUETT.**

WITNESS my hand and seal, at office, on this 19th day of September, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I certify that the actual consideration or value, whichever is greater, for this transfer is the sum of **$162,500.00.**

Lisa Chapman
Affiant

Sworn to and subscribed before me on this 19th day of September, 2005.

My Commission Expires:
12-28-08

Notary Public

DONNA L. SAVAGE NOTARY PUBLIC WILLIAMSON COUNTY, TN