07

Realty Title

Davidson County DEEDWARR
Recvd: 11/22/05 10:45 3 pgs
Fees:18.00 Taxes:458.43

20051122-0140978

~~RECORD & RETURN TO:~~
~~FILE BOX 36, Davidson County~~

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $123,900.00.

Affiant

Subscribed and sworn to me on November 18, 2005.

NOTARY PUBLIC

My Commission Expires: 11/22/08

Deborah K. Devine State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21204

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dana Rinks Butler 7007 Lenox Village Drive, #D-9 Nashville, TN 37211	Countrywide Home Loans P. O. Box 660694 Dallas, TX 75266-0694	172-12-0-D-039.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Christina Tallent and husband, Marion B. Tallent, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Dana Rinks Butler, hereinafter called **"GRANTEE,"** her 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 Unit No. D-9 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lenox Village I, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20040629-0077265, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to*

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 paid by Grantor; 2006 and subsequent Davidson County taxes are assumed by the Grantee; and

*Christina Tallent and husband, Marion B. Tallent by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20041221-0151688, Register's Office for Davidson County, Tennessee.

2. Matters shown on plan of record of record as Instrument No. 20031120-0169460 and as Exhibit "B" to supplemental of record as Instrument No. 20031212-0178492, Register's Office for County, Tennessee; and
3. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee; and
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; and
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office; and
6. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office; and
7. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office; and
8. Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
9. 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.

This property is also known as improved property located at 7007 Lenox Village Drive #D-9, 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 November 18, 2005.

Christina Tallent

Christian Tallent N/A

By: Marion B. Tallent, her attorney in Fact

Marion B. Tallent, her attorney in Fact

Marion B. Tallent

Marion B. Tallent

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARION B. TALLENT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **CHRISTINA TALLENT**, as her Attorney in Fact, as the free act and deed of the within named **CHRISTIAN TALLENT**. Witness my hand and official seal this 18th day of November, 2005. N/A

NOTARY PUBLIC

My Commission Expires: 7/26/09

RONNI L. CROWNOVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **MARION B. TALLENT**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal on November 18, 2005.

NOTARY PUBLIC

My Commission Expires: 7/26/09

RONNI L. CROWNOVER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY