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Davidson County DEEDWARR
Recvd: 05/02/06 14:35 3 pgs
Fees:18.00 Taxes:565.73
20060502-0050557

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 $152,900.00.

Affiant

Subscribed and sworn to me on April 28, 2006.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21603

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jonathan R. Nebel Laurie M. Nebel 7230 Althorp Way #W-7 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-457.00 CO

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, Tana N. Gallas (formerly known as Tana Morrison) and Justin Gallas, wife and husband, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jonathan R. Nebel, joined by his wife, Laurie Nebel, 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 Unit No. W-7 as shown on Exhibit B1 & B7 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209 as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.
>
> Being a part of the same property conveyed to Tana Morrison, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050901-0105280, Register's Office for Davidson County, Tennessee. The said Tana Morrison is now known as Tana N. Gallas.

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

1. 2006 Davidson County Taxes have been prorated by the parties and assumed by are assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B2 and B5 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 and shown as Exhibit A & B-2, in the Register's Office for Davidson County, Tennessee; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, in said Register's Office; and
5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, in said Register's Office; and
6. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
7. Stormwater Detention Agreements of record as Book No. 7361, page 230 and Instrument No. 20020408-0042676 in said Register's Office.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, in said Register's Office; and
9. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in said Register's Office; and
10. 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 7230 Althorp Way #W-7, 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 GRANTORS do covenant with the said GRANTEES that they are 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 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 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.

Justin Gallas, husband of Tana N. Gallas, Jr., is executing this Instrument in order to convey any and all marital interest he may have in the subject property.

WITNESS our hands on April 28, 2006.

Justin Gallas

Tana N. Gallas (formlery known as Tana Morrison)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 28, 2006, before me the undersigned, personally appeared Tana N. Gallas and Justin Gallas, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand, at office, on April 28, 2006.

NOTARY PUBLIC

My Commission Expires: May 30, 2007

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
STATE OF TENNESSEE