WARRANTY DEED

13.00
597.18
(1)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 3/15/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Todd Mullins	SAME	172.12-O-36.00-CO
(NAME)	(NAME)	
7007 Lenox Village Drive D-6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Laura R. Faircloth and husband, Jamie Faircloth**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joshua Todd Mullins**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. D-6 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 the same property conveyed Laura R. Faircloth and husband, Jaime Faircloth by Deed from Regent Homes, LLC, of record in Instrument No. 20050105-0001971, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 2003 112001 69460 and 2005 012000 07426; easements of record in Instrument No. 2001 010300 00902 and Instrument No. 2001 112901 30322; charter of record in Instrument No. 2003 101601 53550 and Instrument No. 2002 041200 45831; storm water detention agreement of record in Book 7361, page 230 and Instrument No. 2002 040800 42676; restrictions of record in Instrument No. 2002 031500 32826, Instrument No. 2003 121201 78492, Instrument No. 2002 122601 58458, Instrument No. 2004 052600 62220, Instrument No. 2004 052600 62221, Instrument No. 2005 011900 06853, Instrument No. 2005 032400 32209 and Instrument No. 2005 081500 96405; master deed of record in Instrument No. 2002 031500 32825 and Instrument No. 2002 122601 58459; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☑ property, known as 7007 Lenox Village Drive D-6, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Davidson County DEEDWARR
Recvd: 09/05/06 09:05 2 pgs
Fees:13.00 Taxes:597.18

20060905-0108882

T-675 P.006/016 F-705
SEP-01-06 08:24AM FROM-

Witness our hands this 31ST day of August, 2006.

Laura R. Faircloth

Jamie Faircloth

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laura R. Faircloth and Jamie Faircloth, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2006.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008