# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/06 09:40 3 pgs
Fees:18.00 Taxes:703.00

20061010-0125906

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,000.00.

Affiant

Subscribed and sworn to me on August 4, 2006.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2009

**After Recording Return to:**
**Heritage Title Services, LLC**
**8115 Isabella Lane, Ste. 5**
**Brentwood, TN 37027**

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21802SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Carter L. Bradley<br>8313 St. Danasus Drive<br>Nashville, TN 37211 | New Owner | 173-9-A-242.00 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, Jennifer L. Sharp, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Carter L. Bradley, unmarried, hereinafter called **"GRANTEE,"** his 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. 183, on the Plan of Revision to Lots 177 through 188, Phase "E" Lenox Village, as of record in Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer L. Sharp, unmarried by Warranty Deed from Don B. Smithson d/b/a Don B. Smithson Construction, of record as Instrument No. 20040804-0093517 and by Deed of Correction of record as Instrument No. 20050623-0072356, Register's Office for Davidson County, Tennessee.

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

1. 2006 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. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is except under Title 42 of the United States

Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

4. Charter of Incorporation of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in instrument No. 20030315-00328225, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20040726-0088981, Register's Office for Davidson County, Tennessee.
8. Easement for sanitary sewer and/or storm drainage, water mains and appurtenances of record in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7361, page 230 and in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
10. Rights of others in and to common areas/elements.
11. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 8313 St. Danasus 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 August 4, 2006.

**Jennifer L. Sharp**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On August 4, 2006, before me personally appeared Jennifer L. Sharp to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on August 4, 2006.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

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

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

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**8115 Isabella Lane, Ste: 5**
**Brentwood, TN 37027**