File No. 270601024

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires NOV 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/31/07 10:08 2 pgs
Fees:13.00 Taxes:554.63

20070731-0090597

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily K. Tuma	Emily K. Tuma	172-12-0-D-319.00CO
(NAME) Same as New Owner	(NAME) Same as New Owner	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Cindy Gentry, an unmarried woman, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Emily K. Tuma, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), Her 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. L-9 as shown on Exhibit B2 & B3 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, in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Plan Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, said Register's Office.

Being the same property conveyed to Cindy Gentry, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20050901-0105314, Register's Office for Davidson County, Tennessee, dated 8/30/05.

Subject to all matters as set forth per Plat Instrument No. 200611030136911, Register's Office of said County.

Restrictive Covenants, Declaration of Covenants, Conditions and Restrictions contained in instrument of record in Instrument No. 20020315-0032826, Instrument No.20050324-0032209, Instrument No. 20021226-0158458, Instrument No.20031212-017842, Instrument No. 20040526-0062220, Instrument No. 2004052-0062221, Instrument No. 20050119-0006853 and Instrument No. 20050815-0096405, Register's Office for said County.

Master Deed Restrictions of record in Instrument No. 20020315-0032825, Register's Office of said County.

Storm Water Detention Agreement of record in as in Instrument No. 20020408-0042676, Register's Office of said County.

Easement for sanitary sewers and / or storm drainage, water, mains and appurtenances of record as Instrument No. 20030923-0140666 and as Instrument No. 20040310-0027422, Register's Office of said County.

Charter of the Lenox Village Town Center Association, Inc., of record in as Instrument No. 20031016-0153550, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7219 Althorp Way L-9, 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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my hands this 27th day of July, 2007.

x Cindy Gentry

Cindy Gentry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Cindy Gentry, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/27/2007.

Witness my hand at office this 27th day of July, 2007.

Commission expires:

Notary Public

File Number: 270601024

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires NOV 8, 2008