FILE NO. SP45416 FILE BOX "7"
RETURN TO: SATURN AND MAZER

File No. 270601473

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

ALAN D. MAZER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 22, 2010

Davidson County DEEDWARR
Recvd: 08/07/07 08:02 2 pgs
Fees:13.00 Taxes:1017.50
20070807-0093709

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher English	**SUNTRUST MORTGAGE, INC.**	173-09-0A-024.00CO
(NAME) 7110 Lenox Village Drive	(NAME) **201 Fourth Ave., N./7th Floor**	
(ADDRESS) Nashville, TN 37211	(ADDRESS) **Nashville, TN 37219**	
(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, We, Roger Abramson and Lisa Abramson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher S. English and wife, Kamisha English, and John H. English and wife, Carrie C. English, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 22 on Plat of Section One of Lenox Village of record in Instrument No. 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Roger Abramson and Lisa Abramson by Warranty Deed from Regent Development LLC and d/b/a Regent Homes of record in Instrument No. 20030801-0109555, Register's Office for Davidson County, Tennessee, dated 7/31/03.

Subject to all matters as set forth per Plat Instrument No. 20020319-0033866, Register's Office of said County.

Easement for Sanitary Sewer, Storm Drainage and Water Main with appurtenances of record in Instrument No. 2001129-0130322, Register's Office of said County.

Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20011106-0121932, Book 7361, page 230 and Book 7985, page 449 and Instrument No. 20010918-0100850, instrument No. 20020408-0042675 and Instrument No. 20020408-0042676 said Register's Office.

Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853, said Register's Office.

Access Easement as retained by Lord's Chapel in deed of record as Instrument No. 20010103-0000902, said Register's Office.

Easement for Right of way and Sign of record in Instrument No. 20010103-0000902, said Register' sOffice.

Easement for Sanitary Sewer and /or Storm Water Detention Agreements of record in Book 7361, page 230, Book 7985, page 449 and as Instrument No. 20010918-0100850, said Register's Office.

Subject to all matters on the plan of record in Book 421, page 146, said Register's Office.

Subject to lien for Special Assessments as contained in the restrictions.

Subject to rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from diminution and pollution.

Subject to an easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Subject to rights of others in and to the common areas of Lenox Village.

Subject to flow of any streams on or across subject property.

Rights or claims of parties in possession not shown by the public records.

Any and all visible easements lying on or across the property.

All other easements and restrictions of record in said Register's Office.

Any matters that would be revealed by an accurate survey.

Retwsrictive Covenants , Conditions and Restrictions of record in Instrument No. 20020315-0032825 and 20020315-0032826 and 20021226-0158458 and 20021226-0158459 and 20020911-0110906, said Register's Office.

HOA Charter of record in Instrument No. 20010412-0045831, said Register's Office.

Conveyance of Common Areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and as Re-Recorded in Instrument No. 20020507-0056338, Said register' Office.

Master Deed of record in Instrument No. 20020315-0032825, Supplemented in Instrument No. 20021226-0158459, said Register's Office.

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 7110 Lenox Village Dr., 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), Their 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), 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.

Witness our hands this 31st day of July, 2007.

Roger Abramson

Lisa Abramson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Roger Abramson and Lisa Abramson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/31/2007.

Witness my hand at office this 31st day of July, 2007.

Commission expires:

Notary Public

File Number: 270601473

RETURN TO: