RETURN TO: CLG TITLE & ESCROW SERVICES, LLC 1222 16TH AVE S., SUITE 10, NASHVILLE, TN 37212

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/12/07 15:11 2 pgs
Fees:13.00 Taxes:510.60
20070912-0109586

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Rebecca D Rives
Affiant

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

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/24/2007

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bayley	United Capital Mortgage Inc.	
(NAME)	(NAME)	
7219 Althorp Way #L-6	2035 Lakeside Centre Way Ste 140	Map 172-12-OD
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Knoxville TN 37922	Parcel 316
(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, **MARY B. LAVIN, AN UNMARRIED WOMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BRIAN BAYLEY**, 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. L-6 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, 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 the same property conveyed to Mary B. Lavin, an unmarried woman, by Regent Homes, LLC, a Tennessee Limited Liability Company, dated 8/31/05, recorded 9/2/05 in Instrument No. 20050902-0105795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7219 Althorp Way, # L-6, 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 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.

Witness our/my hand(s) this 30 1st day of August, 2007.

Mary B. Lavin

STATE OF FLORIDA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Lavin, an unmarried woman, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Orlando Florida on this 30 day of August, 2007.

Commission expires: Jun 08 2009

Notary Public

JENNIFER HOUSEWRIGHT
MY COMMISSION #DD438596
EXPIRES: JUN 08, 2009
Bonded through 1st State Insurance