Davidson County DEEDWARR
Recvd: 04/11/08 13:38 3 pgs
Fees:18.00 Taxes:832.50

20080411-0036998

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $225,000.00. Ashley Neese Affiant Subscribed and sworn to before me, this 7th day of April, 2008. Notary Public My Commission Expires: 5/24/2008

NOTARY PUBLIC AT LARGE

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ronald & Jeanne Martin 1001 Loxley Drive Nashville, TN 37211	New Owner	173 09 0A 323.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JANET L. SIDLOWE, UNMARRIED** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **RONALD L. MARTIN AND WIFE, JEANNE M. MARTIN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 242, on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, 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 Janet L. Sidlowe, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20050114-0005478, in the Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Instrument No. 200408060094784, Register's Office for Davidson County, Tennessee.

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as supplemented by Instrument No. 20021226-0158459, 20040526-0062221, 20060120-0007913, 20060321-0032382; and amended by Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as supplemented and amended by Instrument No. 20021226-0158458, 20031212-0178492, 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), 20040526-0062221, 20050119-0006853, 20050324-0032209 (as amended by Instrument No. 20050815-0096405), 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), 20060321-0032383, 20060622-0074677, 20070103-0001284, 20070830-0104306, and 20080326-0030439, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

6. Storm Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230, and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.

7. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

8. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1001 Loxley 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 7th day of April, 2008.

Janet L. Sidlowe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Sidlowe, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of April, 2008

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011