THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **CLG Title** **FTEC File No. 27594-04-2008**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Stacey Palmer Affiant Subscribed and sworn to before me this 18th day of April, 2008. Amanda Vaughn Notary Public My Commission Expires: 1/24/09

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
GINGER L. PARKS 7120 Lenox Village Drive Nashville, TN 37211	WFHM PO BOX 11701 Newark, NJ 07101-4701	Map and Parcel No.: 173090A015.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew R. Hoopes and wife, Danielle M. Hoopes**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to GINGER L. PARKS ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7120 Lenox Village Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of April, 2008.

Matthew Hoopes

Danielle M. Hoopes

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew Hoopes and Danielle M. Hoopes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2008.

Notary Public

My Commission Expires:

NOTARY PUBLIC
AT LARGE
J. Michael Morgan
My Commission Expires
July 25, 2009
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/21/08 08:17 2 pgs
Fees:13.00 Taxes:905.50

20080521-0051847

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section One, Lenox Village, as of record in Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew R. Hoopes and wife, Danielle M. Hoopes by deed dated February 28, 2005 from Derald E. Daugherty, an unmarried person, of record in Instrument No. 20050302-0023193, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. 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 exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, rerecorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
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. 20020315-0032825, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. 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.
8. All matters appearing on the Plan of record as Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.
9. Easement for ingress and egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.