Davidson County DEEDWARR
Recvd: 07/02/08 09:52 2 pgs
Fees:13.00 Taxes:447.70

20080702-0068228

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $121,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2008.

Notary Public

Expiration of commission: 1-18-2011

TRACI BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
JAN. 18, 2011
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lisa C. Davis **Carlin S. Davis**	Taylor Bean & Whitaker Mortgage Corp.	**Map\Parcel: 172-12-O-D-306.00CO**
7009 Lenox Village Drive #306	1417 N Magnolia Ave	
Nashville, Tennessee 37211	Ocala, FL 34475-9078	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Angeline Acosta and husband, Edwin Acosta

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa C. Davis, unmarried, and Carlin S. Curtis, unmarried, tenants in common with the right of survivorship

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. 306 a/k/a Unit E-29, as shown on Exhibit B-1 & B-2 of 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 (Building E) of record in Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same proeprty shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angeline Acosta and husband, Edwin Acosta by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 26, 2006, of record in Instrument No. 20060628-0077574, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050120-0007426, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20040526-0062221, Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.
Ingress, Egress and Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for DAVIDSON County, Tennessee.
Easement for Water Mains of record in Instrument No. 20011112-0123853, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-0100850, Instrument No. 20011106-0121932 and Instrument No. 20030923-0140666, Register's Office for DAVIDSON County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20020628-0078164 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
Declaration of Covenants, Conditions and Restrictions for Lenox Village Town Center contained in Instrument No. 20060612-0069716, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7009 Lenox Village Drive #306, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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/our hand(s) this 30th day of June, 2008.

Angeline Acosta

Edwin Acosta

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Angeline Acosta and husband, Edwin Acosta , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2008.

Notary Public

My Commission Expires: 9/16/09

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **08427-CD**
RECORD & RETURN TO:
Venture Title & Escrow, INc.
3027 Highway 31 W
White House, TN 37188