File No. 280600266

WARRANTY DEED

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 8-23-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/03/08 09:52 2 pg
Fees:13.00 Taxes:636.40
20080703-0068870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandler Wallace	Wachovia Mtg, FSB	173-09-0A-623.00
(NAME)	(NAME)	
2602 Avery Park Drive	1100 Corporate Center Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Raleigh NC 27607	
(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, I, **Elizabeth E. Rucker, a single person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Chandler Wallace, an unmarried woman**, hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 688 on the Plan of Section One of Phase Eight, Lenox Village, as shown by plat of record in Instrument No. 20060824-0104608, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elizabeth E. Rucker, a single person by Warranty Deed dated February 22, 2007, from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070223-0022887, Register's Office for said County.

Said property being part of the same property previously conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Lenox Village I, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061212-0153475, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 20060824-0104608, Register's Office of said County.

Sanitary Sewer and Storm Drainage Easements as shown of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office of said County.

Subject to easements, restrictions and conditions, as set out in the Master Deed of record Instrument No. 20020315-0032825, Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382 in the Register's Office for Davidson County, Tennessee.

Property may be subject to Homeowner's Association Dues.

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 2602 Avery Park Drive, 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), Her 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), Her 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 my/our hands this. 6/23/08

Elizabeth E. Rucker

Elizabeth E. Rucker

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Elizabeth E. Rucker the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this. 6/23/08

Commission expires: June 20, 2011

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280600266

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Brentwood, TN 37027