Bk 36

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 13:41 3 pgs
Fees:18.00 Taxes:592.00

20080805-0080681

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Gary W Locke

Affiant

Subscribed and sworn to me on August 4, 2008.

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23266SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gary W. Locke Mary K. Locke 7909 Ember Crest Tr Knoxville,TN 37938	SAME AS NEW OWNERS	172-12-D-439 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brandon Rickman, and unmarried person, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Gary W. Locke and wife, Mary K. Locke, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. V-1 as shown on Exhibit B1 & B6 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 Brandon Rickman, an unmarried man, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20051004-0110385 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

3. Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B1 and B6 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in said Register's Office.
6. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676 in said Register's Office.
8. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422 in said Register's Office.
9. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666 in said Register's Office.
10. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
11. Subject to the rights of others in and to the common areas.
12. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions and the Master Deed Restrictions.

This property is also known as improved property located at 7232 Althorp Way, V-1, 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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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 hands on August 4, 2008.

Brandon Rickman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of August, 2008, before me personally appeared Brandon Rickman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal this 3rd day of August, 2008.



NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: March 7, 2011