File #2008228

Davidson County DEEDWARR
Recvd: 08/15/08 10:14 2 pgs
Fees:13.00 Taxes:406.63

20080815-0083982

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$109,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Alan Pritchett	Franklin American Mortgage Company	Map 172-12-D
(NAME)	(NAME)	Parcel 304.00CO
7009 Lenox Village Dr. # 304	501 Corporate Centre Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathaniel J. Mather and wife, Margaret J. Mather,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Alan Pritchett, an unmarried man**, 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. 304 a/k/a Unit E-24 as shown on Exhibit B-1 and 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 200501190006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property 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. 200501200007426, said Register's Office.

Being the same property conveyed to Nathaniel J. Mather and Margaret J. Mather, husband and wife by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument 200606280077571, said Register's Office, dated June 26, 2006.

This conveyance is subject to the following: Taxes for 2008, a lien, but not yet due and payable, which have been prorated between the parties; Subject to all matters on the Plan as shown on Exhibits B-1 and B-2 to 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 (Bldg E) of record as Instrument Number 200501190006853, Register's Office of Davidson County, Tennessee; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 200203150032826, and Supplemental Declaration of Charter in Instrument 200312120178492, as made applicable by Supplemental Declaration of Charter in Instrument 200501190006853, Register's Office for Davidson County, Tennessee; and subject to all matters shown on the Plan of record in Instrument 200501200007426, said Register's Office, on the Plan of Re-subdivision of Lots 1 and 3, Section One, The Town Center Homes.

Unimproved ( )
This is improved (X) property, known as **7009 Lenox Village Dr. # 304, 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their 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 this 14th day of August, 2008.

Nathaniel J. Mather

Margaret J. Mather

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Nathaniel J. Mather and Margaret J. Mather, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 14th day of August, 2008.

Notary Public

My Commission expires;

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires May 24, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067