| THIS INSTRUMENT PREPARED BY:<br>**Mudter Morgan, Patterson & Akins**<br>Attorneys-at-Law<br>2000 Richard Jones Road<br>Suite 110<br>Nashville, Tennessee 37215<br>FTEC File No. 28043-08-2008<br><br>**Record & Return To:**<br>Tennessee Title and Escrow Affiliates, LLC<br>501 Corporate Centre Drive, Suite 280<br>Franklin, TN 37067 | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $240,000.00.<br>Lindsay Wright<br>Affiant<br>Subscribed and sworn to before me this 24th day of September, 2008.<br>Notary Public<br>My Commission Expires: |
|---|---|

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# WARRANTY DEED

| Address New Owner:<br>Lauren E. Pedde<br>7615 Leveson Way<br>Nashville, TN 37211 | Send Tax Bills To:<br>PROVIDENT FUNDING<br>P.O. BOX 999<br>BURLINGAME, CA 94011-0999 | Tax Information:<br>Map and Parcel No.:<br>173090A018.00CO |
|---|---|---|

**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 Wright and wife, Lindsay Wright**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren E. Pedde, unmarried** ("Grantee"), its 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 7615 Leveson Way, 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 24th day of September, 2008.

Matthew Wright by Lindsay Wright

**Matthew Wright**
**By Lindsay Wright, Attorney-in-Fact**

Lindsay Wright

**Lindsay Wright**

Davidson County DEEDWARR
Recvd: 10/09/08 13:09 2 pgs
Fees:13.00 Taxes:888.00

20081009-0102496

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Lindsay Wright**, 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 25th day of September, 2008.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON

State of Tennessee, County of Davidson

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, **Lindsay Wright**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Matthew Wright** as his Attorney-In-Fact, as the free act and deed of the within named **Matthew Wright**.

Witness my hand and official seal at Nashville, Tennessee this 25th day of September, 2008.

NOTARY PUBLIC

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 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 Wright and wife, Lindsey Wright by Deed dated May 30, 2003 from Elite Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20030602-0074975, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, 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. Declaration of Covenants, Conditions By-Laws 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).
4. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
6. 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.
7. All matters appearing on the Plan of record as Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress of record in Instrument No. 2001003-0000902, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 7361, page 230 and in Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee.