**This Instrument Was Prepared By:**
**Mooreland Title Company, LLC**
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2008.

Notary Public

My Commission Expires: 1-20-10

Davidson County DEEDWARR
Recvd: 11/17/08 13:50 2 pgs
Fees:13.00 Taxes:555.00
20081117-0113263

| **Address New Owner:** | **Send Tax Bill To:** | **Map & Parcel:** |
|---|---|---|
| John Randles<br>7830 Heaton Way<br>Nashville, TN 37211 | Owner | 173-09-0A-189.CO |

## WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Hunter Benjamin Owen and wife, Meghann Owen,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Randles,** hereinafter called the Grantee, hir heirs and assigns, a certain parcel of land in Davidson, Tennessee, described as follows:

**Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of Phase B, Lenox Village, as of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Hunter Benjamin Owen and wife Meghann Owen by deed from Regent Development, LLC, dated May 24, 2004 of record in Instrument No. 20040526-0061998, Register's Office for Davidson County, Tennessee..**

This conveyance in made subject but not limited to the following:

1. Charter of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031212-0153550, said Register's Office.
2. Master Deed and Restrictions of record in Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions in Instrument No. 20021226-0158459, said Register's Office.
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record in Instrument No. 20020315-0032826, and Supplemental Declaration of Charter in Instrument No. 20031212-0178492, said Register's Office.
4. Ingress/Egress Easement of record in Instrument No. 20010103-0000902, said Register's Office.
5. Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, said Register's Office.
6. Storm Water Detention Agreement granted to Metropolitan Government of Nashville and Davidson County, TN, of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, said Register's Office
7. Charter of Lenox Village Neighborhood Association, inc. of record in Instrument No. 20020412-0045831, said Register's Office.
8. All assessments and taxes due in 2008 and thereafter, a lien, but not yet due and payable.

**This is improved property known as: 7830 Heaton Way, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and

interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of November, 2008.

Hunter Benjamin Owen

Meghann Owen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Hunter Benjamin Owen and Meghann Owen,** the within named bargainor, 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 for the purposes therein contained.

Witness my hand at Brentwood, TN, this 12th day of November, 2008.

Notary Public

My Commission Expires: 1-20-10

