Davidson County DEEDWARR
Recvd: 01/05/09 13:43 2 pgs
Fees:13.00 Taxes:702.63
20090105-0000755

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $189,900.00.

Affiant

Subscribed and sworn to me on January 2, 2009.

NOTARY PUBLIC

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

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 #23701SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lenox Village Properties, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-09-A-220

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, Timothy Craven, an unmarried man and Katie Kerkhover, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 438 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy Craven, an unmarried man, and Katie Kerkhover, an unmarried woman, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20060630-0078619 in the Register's Office for Davidson County, Tennessee.

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

1. 2009 Davidson County taxes which have been prorated by the parties and assumed by Grantee.
2. Matters shown on plan of record as Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee.

3. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060321-0032382 in said Register's Office.
5. Declaration of Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20060321-0032383 in said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20041229-0154223 in said Register's Office.
7. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.
8. 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.

This property is also known as improved property located at 9020 Rigden Mill Drive, 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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 January 2, 2009.

Timothy Craven

Katie Kerkhover

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 2, 2009, before me personally appeared Timothy Craven and Katie Kerkhover to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on January 2, 2009.

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

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

NOTARY PUBLIC