RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/13/09 08:54 3 pgs
Fees:18.00 Taxes:1128.50

20090113-0003000

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $305,000.00.

Affiant

Subscribed and sworn to me on January 9, 2009

NOTARY PUBLIC

8-12-09

STATE OF TENNESSEE NOTARY PUBLIC
JILL B. NOLAN
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23687

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William H. Wyatt 7116 Lenox Village Drive Nashville, TN 37211	William H. Wyatt 830 River Run Clarksville, TN 37043	173-9-A-016 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto William H. Wyatt, hereinafter called **"GRANTEE,"** his 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 Lot No. 83 on the Plat of Section One of Lenox Village of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee Limited Liability Company by Deed from Regent Development, LLC d/b/a Regent Homes, a Tennessee Limited Liability Company, of record as Instrument No. 20071214-0144102 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 the Grantees; and
2. Matters shown on Plan of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions, Charter, Easements Declaration of Covenants and Restrictions for Lenox Village of record as Instrument No. 20020315-0032825 and Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee; and
4. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, Register's Office for Davidson County, Tennessee; and
5. Charter of Incorporation of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and
7. Easement for ingress and egress of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and
8. Stormwater Detention Agreement of record in Book 7361, page 230, Register's Office for Davidson County, Tennessee; and
9. 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 7116 Lenox Village 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 January 9, 2009.

Lenox Village Properties, LLC,
a Tennessee Limited Liability Company:

By:_____
Richard W. Sebastian
Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Lenox Village Properties, LLC, the within named bargainor, and that he, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires: 1/24/09

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE