BILL GARRETT, Davidson County
Trans: T20090024899 DEEDWARR
Recvd: 04/15/09 13:25 2 pgs
Fees: 13.00 Taxes: 649.35
20090415-0034213

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $175,500.00.

Affiant

Subscribed and sworn to me on April 14, 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 #23818SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kati Anderson Nicholas Bumgardner 9020 Rigden Mill Drive Nashville, TN 37211	Same Address as New Owner	173-09-A-523 CO

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, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Kati Anderson, an unmarried woman and Nicholas Bumgardner, an unmarried man, hereinafter called **"GRANTEES,"** their 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. 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 Lenox Village Properties, LLC, a Tennessee limited liability Company by Deed dated 1/2/09 from Timothy Craven, an unmarried man and Katie Kerkhover, an unmarried woman of record as Instrument No. 20090105-0000755, 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.
2. Matters shown on plan of record as Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee.

3. Charter of 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 is 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 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 on April 14, 2009.

Lenox Village Properties, LLC:

BY: Rick Blackburn

TITLE: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared, Rick Blackburn, 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 Secretary of Lenox Village Properties, LLC, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand, at office, on April 14, 2009.

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

June E. Rowell

Notary Public