WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,295.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF July, 2009

Notary Public

MY COMMISSION EXPIRES: Jan 23, 2012
(AFFIX SEAL)

SHERI PROW PARSONS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory, Attorney-at-Law, 400 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph D. Riddle, Jr.	Same	MAP & PARCEL
(NAME)	(NAME)	
7827 Heaton Way		173090A20300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Brandt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph D. Riddle, Jr. and wife, Katherine E. Riddle

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 149 on the plan of Phase "B", Lenox Village, of record in Plat Instrument No. 20031024-0157237, 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 on April 22, 2009 to George Brandt by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee of record in Instrument No. 20090422-0036385, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2009 AND SUBSEQUENT YEARS, ALSO SUBJECT TO the Plan of Phase "B", Lenox Village of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee, which shows an owner's certificate, certain notes, easements and building setback lines, if any, as may be set forth thereon; further subject to Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee; further subject to terms and conditions set forth in the Master Deed of record in Instrument No. 20020315-0032825 and Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee; Easements for Sanitary Sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, 2001129-0160322 and 20011112-0123853, all in the Register's Office for Davidson County, Tennessee; further subject to

CONTINUED

unimproved ( )
This is improved (X) property, known as 7827 Heaton Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 24th day of July, 2009

George Brandt

Davidson County DEEDWARR
Recvd: 07/29/09 15:33 4 pgs
Fees:23.00 Taxes:630.09
20090729-0071122

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Brandt

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison Madison, Tennessee, this 24th day of _____, _____.

Commission expires 3-20-10

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

Easement for right of way and sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; further subject to Access Easement as retained by Lord's Chapel Church in Deed of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee and Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein; further subject to Conveyance of Common Areas for Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record as Instrument No. 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee. Rights of others in and to the common areas of Lenox Village.

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

