Boy 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $185,000.00.

Affiant

Subscribed and sworn to me on September 30, 2009.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

BILL GARRETT, Davidson County
Trans:T20090066917 DEEDWARR
Recvd: 10/01/09 14:44 3 pgs
Fees:18.00 Taxes:684.50
20091001-0091337

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24168SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alex Pui-Meng Chan Elaine Yoke-Ling Law Chan P.O. Box 148 Franklin, TN 37069	SAME AS NEW OWNER	172-12-D-102

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 Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Alex Pui-Meng Chan and wife, Elaine Yoke-Ling Law Chan, 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 Unit No. 102 a/k/a Unit E-102, as shown on EXHIBIT B-1 & B-2 of the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to Lenox Properties, LLC, a Tennessee limited liability company, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20061002-0121846 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 paid by the Grantor and subsequent years assumed by the Grantees; and
2. Matters shown on the plans of record as Instrument No. 20040120-0007426 and as Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee.

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of record as Instrument No. 20031212-0178492, and made applicable by Supplemental Declaration of charter of record as Instrument No. 20050119-0006853 in said Register's Office.
5. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, A Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, in said Register's Office.
6. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
7. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666 in said Register's Office.
8. Stormwater Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office.
9. Second Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center at Lenox Village, a Traditional Neighborhood Development of record as Instrument No. 20080326-0030438, and ratified by Instrument No. 20080403-0033975 in said Register's Office.

This property is also known as improved property located at 7009 Lenox Village Drive #E-102, 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 GRANTORS does 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 does further covenant and bind themselves, their heirs 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 September 30, 2009.

Lenox Properties, LLC, a Tennessee
Limited Liability Company:

BY: _____

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/herself to be the SECRETARY of Lenox Properties, LLC, the within named bargainor, and that he/she as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as SECRETARY.

Witness my hand, at office, on September 30, 2009.

Notary Public

My Commission Expires: March 20, 2010

ELIZABETH HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON