(2)

BILL GARRETT, Davidson County
Trans:T20090068931 DEEDWARR
Recvd: 10/08/09 14:03 2 pgs
Fees:13.00 Taxes:525.40
20091008-0093893

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Heather A Cowles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF OCTOBER 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Howe	Same	172-12-D 20.00 CO
(NAME)	(NAME)	
7003 Lenox Village Drive B10		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 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, **Dallas C. Clements a/k/a Dallas Christopher Clements and wife, Elizabeth T. Clements a/k/a Elizabeth Terry Clements,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren E. Howe, unmarried and Douglas T. Howe, married, joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee being Unit No. B-10 of Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Dallas C. Clements and wife, Elizabeth T. Clements, by Warranty Deed from Lynotte P. Moore, married, dated June 19, 2006, as of record in Instrument No. 20060621-0073920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20031120-0169460 and Exhibit B of Instrument No. 20031212-0178492; restrictions of record in Instrument No. 20020315-0032826 and 20031212-0178492; master deed of record in Instrument No. 20020315-0032825 and 20021226-0158459; charter of record in Instrument No. 20020412-0045831 and 20031016-0153550; easement for storm water detention of record in Book 7361, page 230 and Instrument No. 20020408-0042676; easement for sanitary sewers and/or storm drainage of record in Instrument No. 20011129-0130322; easement for ingress/egress of record in Instrument No. 20010103-0000902; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7003 Lenox Village Drive B10, 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 our hands this 2nd day of October, 2009.

Dallas C. Clements by Elizabeth T. Clements as his Attorney-in-Fact

Dallas C. Clements
By: Elizabeth T. Clements, his Attorney-in-Fact

Elizabeth T. Clements

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Elizabeth T. Clements, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2009.

Notary Public

My Commission Expires: 12-06-2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Elizabeth T. Clements, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Dallas C. Clements, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Dallas C. Clements, the within named bargainor by the said Elizabeth T. Clements as such Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of October, 2009.

Notary Public

My Commission Expires: 12-06-2011