WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $169,900.00

Heather J Conkin
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 3RD DAY OF NOVEMBER, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CHAD I. PEARMAN NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 09-03285 BURNS CIP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Nikki Burns	same	173090A64300CO
2911 Stone Lane		
Nashville, TN 37211		

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

WARREN E. LANGEVIN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

NIKKI BURNS, AN UNMARRIED WOMAN

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

SEE EXHIBIT "A"

This is improved property known as 2911 Stone Lane, 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, its successors and assigns, forever; and the 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 set out herein; and the 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, its successors 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 on the 3rd day of November, 2009.

X _____
Warren E. Langevin

STATE OF Wash, DC
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, WARREN E. LANGEVIN, the bargainor(s), 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 Wash., DC, this 3rd day of November, 2009.

Notary Public Elizabeth J. Olney

My Commission Expires: July 31, 2013

ELIZABETH J. OLNEY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 31, 2013

BILL GARRETT, Davidson County
Trans: T20090076815 DEEDWARR
Recvd: 11/10/09 11:23 2 pgs
Fees: 13.00 Taxes: 628.63
20091110-0103978

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 613, SECTION ONE OF PHASE EIGHT, LENOX VILLAGE, as shown on plat of record in Instrument No. 20060824-0104608, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Warren E. Langevin, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 14th day of April, 2008 in Instrument No. 20080414-0037678, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Covenants, Conditions and Restrictions as set forth in Declaration of Charter, Easements, Covenants and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument Nos. 20021226-0158458 and 20060321-0032383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825, supplemented at Instrument No. 20060321-0032382 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation of Lenox Village Neighborhood Association, Inc. , recorded in Instrument No. 20020412-0045831.

f. Easement recorded in Instrument Nos. 20010918-0100850, 20010918-0100852, 20020628-0078164, 20051213-0149579 and 20010918-0100851.

g. Property taxes for the current year.