Record & Return TO:
Foundation Title and Escrow
30 Burton Hills Blvd, #175
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF FEBRUARY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03356 WOOD

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Margaret Wood	Pinnacle Financial Partners	173090A29000CO
7849 Heaton Way	211 Commerce Street Ste 300	
Nashville, TN 37211	Nashville TN 37201	

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,

ANDREW DINGES, AND WIFE, MARTHA DINGES

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

MARGARET WOOD

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 7849 Heaton Way, 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 our hand on the 1st day of February, 2010.

Andrew Dinges

Martha Dinges fka Martha E. Shell

BILL GARRETT, Davidson County
Trans:T20100009123 DEEDWARR
Recvd: 02/16/10 11:23 2 pgs
Fees:13.00 Taxes:599.40
20100216-0011718

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, ANDREW DINGES AND MARTHA DINGES, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 2010.

Notary Public

My Commission Expires:

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

10-03356 WOOD

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 285, FINAL PLAT, PHASE FOUR, LENOX VILLAGE, as shown on plat of record in Instrument No. 20040806-0094784, 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 Andrew Dinges and Martha E. Shell by Warranty Deed from Primacy Closing Corporation, recorded on the 27th day of March, 2006 in Instrument No. 20060327-0034407, in the Register's Office of Davidson County, Tennessee.

Martha E. Shell having since married Andrew Dinges and is now known as Martha Dinges.

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. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, PHASE FOUR, LENOX VILLAGE, as recorded in Instrument No. 20040806-0094784 , 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. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument Nos. 20021226-0158458 and 20040526-0062220, corrected at Instrument No. 20050113-0005133, 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. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE FOUR, LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 , as supplemented by instrument(s) of record in Instrument Nos. 20021226-0158459 and 20040526-0062221; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

f. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

g. Easement for sanitary sewers and/or storm drainage, recorded in Instrument Nos. 20010918-0100849, 20010918-0100851 and 20011129-0130322.

h. Easement for stormwater detention, recorded in Instrument Nos. 20020408-0042676 and 20040305-0025146.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.