WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034502 DEEDWARR
Recvd: 06/07/10 14:28 2 pgs
Fees:13.00 Taxes:878.75
20100607-0044094

JANE GRAZIER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $237,500.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2010

Notary Public
My Commission expires: 9/25/10
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: *	MAP & PARCEL NUMBER:
Courtney Jones	Same address as	173-09-0A-023.00CO
7112 Lenox Village Drive	* new owner	
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Frank Russell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney Jones, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 21 on the plan of Section One, Lenox Village, of record in Instrument Number 20020319-0033866, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Russell, by deed from Patrick A. Taggart, as Substitute Trustee, on December 3, 2009, of record in Instrument Number 20091209-0112428, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20020319-0033866 Book , page , Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Instrument Number 20020315-0032825, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer and storm drainage of record in Book 7361, page 230; and Book 7985,page 449; and Instrument Numbers 20010918-0100850 and 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Easement for water main of record in Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.
- Easement for storm water detention of record in Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20010412-0045831, Register's Office for Davidson County, Tennessee.
- Access Easement of record for Lord's Chapel Church of record in Instrument Number 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement for flow of water of Mill Creek and the rights of the public therein.
- Conveyance of Common Area of record in Instrument Number 20020501-0053757, and re-recorded in Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7112 Lenox Village Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 28, 2010.

Frank Russell

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Frank Russell** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 28, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027