WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Root	Jason E. Root	172120D06000 CO
(NAME)	(NAME)	
7242 Althorp Way	7242 Althorp Way	
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37211	Nasvhille, TN 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, Carole Bailey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason E. Root, Unmarried, 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 Lot No. 500, as shown on the Final Plat of The Town Center Homes at Lenox Village, Section 2, of record as Instrument No. 20050322-0031182 and as part of Exhibit B of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Carole E. Bailey, by deed of record in Instrument Number 2006053-0063950 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on the Final Plat of The Town Center Homes at Lenox Village, Section 2, of record as Instrument No. 20050322-0031182 and as part of Exhibit B of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office; and Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209 In said Register's Office; and Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument NO. 20050324-0032209, said Register's Office; and Stormwater Detention Agreements of record in Book 7361, page 230, and as Instrument No. 20020408-0042676 in said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422 in said Register's Office; and Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666 in said Register's Office; Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office;

unimproved ☐

This is improved ☒ property, known as 7242 Althorp Way, Nasvhille, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110024079 DEEDWARR
Recvd: 04/25/11 14:52 2 pgs
Fees:13.00 Taxes:532.80
20110425-0031491

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 my hand this 19th day of April, 2011.

* Carole Bailey

Carole Bailey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carole Bailey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ KF NASHVILLE, Tennessee this

Commission expires:

Notary Public

Kasey Kirchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County