WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/11 08:04 2 pgs
Fees:13.00 Taxes:499.13
20110523-0038982

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,900.00.

Affiant

Subscribed and sworn to me on May 18, 2011.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24993SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ashley A. Reeves 7230 Althorp Way #W-7 Nashville, TN 37211	New Owner	173-09-A-62

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan R. Nebel and wife, Laurie M. Nebel, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ashley A. Reeves, an unmarried person, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. W-7 as shown on Exhibit B1 & B7 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209 as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Jonathan R. Nebel and wife, Laurie Nebel, by Deed from Tana N. Gallas (formerly known as Tana Morrison) and husband, Justin Gallas, of record as Instrument No. 20060502-0050557 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters shown on the plans of record as Instrument No. 20040322-0031182 and as Exhibit B1 and B7 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in the Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
5. 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 record as Instrument No. 20050324-00332209 in said Register's Office.

6. 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. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office.
7. Stormwater Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office.
8. Easements for sanitary sewer, and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0017422 and Instrument No. 20030923-0140666 in said Register's Office.
9. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.

This property is also known as improved property located at 7230 Althorp Way #W-7, 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, her heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on May 18, 2011.

Jonathan R. Nebel

Jonathan R. Nebel

Laurie M. Nebel

Laurie M. Nebel

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 18, 2011, before me personally appeared Jonathan R. Nebel and Laurie M. Nebel to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s) he executed the same as his/her free act and deed.

Witness my hand and official seal on May 18, 2011.

NOTARY PUBLIC

My Commission Expires: 3/10/2012

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expire
March 10, 2012
STATE OF TENNESSEE

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-20-12
Notary Seal (if on paper)

CHRIS MULE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY