WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~. 1-9-12
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOX 50-B
RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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
Theresa Ann Lea	Peoples Home Equity	172-12-D-544.00 CO
(NAME)	(NAME)	
521 Saint Jules Lane	217 Ward Circle #201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(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, Mitchell G. Fielder and Rebecca K. Fielder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theresa Ann Lea, 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 Unit No. 810 as shown on Exhibit "B" 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 (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Mitchell G. Fielder and Rebecca K. Fielder, husband and wife, by deed of record in Instrument Number 20070731-0090855, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record as Exhibit "B" of Instrument No. 20060622-0074677 in the Register's Office for Davidson County, Tennessee, and Matters shown on plan of record as Instrument NO. 20050322-0031182 as revised by Instrument No. 20061103-0136911 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. 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. 20060622-0074677 in said Register's Office. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422 in said Register's Office. Storm water Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office. Storm water Detention Agreement of record as Instrument No. 20050822-0099609, in said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110037842 DEEDWARR
Recvd: 06/24/11 09:23 2 pgs
Fees:13.00 Taxes:551.30
20110624-0048481

unimproved ☐

This is improved ☒ property, known as 521 Saint Jules Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of June, 2011.

Mitchell G. Fielder by Tara DeSelms, Attorney-in-Fact

Rebecca K. Fielder by Tara DeSelms, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st Day of June, 2011 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Mitchell G. Fielder and Rebecca K. Fielder, and acknowledged that she executed the same as the free act and deed of the said Mitchell G. Fielder and Rebecca K. Fielder, through Power of Attorney granted June 20, 2011 by the said Mitchell G. Fielder and Rebecca K. Fielder.

Witness my hand and official seal at Franklin, Tennessee this 21st day of June, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public