WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel P. Lepage	SNBC Mortgage Corporation	093110C02400 CO
(NAME)	(NAME)	
638 2nd Avenue South	5055 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110732

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, SCOTT NOWELS, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **DANIEL P. LEPAGE, AN UNMARRIED MAN**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 24 on the Plan of Rutledge House Condominiums, of record in Book 11700, page 26, amended Book 6200, page 318, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Scott Nowels by Warranty Deed from Peter Yu, unmarried, dated July 31, 2009 and filed of record in Instrument 20090804-0072920, Register's Office for Davidson County, Tennessee.

Cassie Nowels, spouse of Scott Nowels, resided in said property as her principal residence.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Rutledge House Condominiums, appearing of record in 11687, page 739, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 638 2nd Avenue South, Nashville, TN 37210

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans: T20110051798 DEEDWARR
Recvd: 08/23/11 10:18 2 pgs
Fees: 13.00 Taxes: 577.20
20110823-0065050

Witness our hands this 19th day of August, 2011.

Scott Nowels

Cassie Nowels

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 19th day of August, 2011.

Commission expires: 4/23/2013

MELISSA D ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public