THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30240-09-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 12th day of September, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Virginia Fontanella 2860 Adara Lane Nashville, TN 37211	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 173-09-0-A 615.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly E. Winnett and husband, Gregory Winnett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia Fontanella, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2860 Adara Lane, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of September, 2011.

Kelly E. Winnett

Gregory Winnett

BILL GARRETT, Davidson County
Trans:T20110056644 DEEDWARR
Recvd: 09/13/11 09:34 2 pgs
Fees:13.00 Taxes:758.50
20110913-0070869

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kelly E. Winnett and Gregory Winnett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2011.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 747 on the Plan of Revision to Lots 747 through 752 and Open Spaces "D" and "E" Phase Eight Lenox Village as of record in Instrument No. 20070720-0086819, Register's Office for Davidson County, Tennessee, to which plan reference ismade for a more complete description.

Being the same property conveyed to Kelly E. Winnett and husband, Gregory Winnett by deed dated 01/31/2008 from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20080201-0010797, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhoof of Lenox Village, a Traditional Neighborhood Development (the "Declaration") located in nashville, Davidson County, Tennessee, of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee as supplemented by Instrument of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as amended by Instrument of Correction of record as Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 (as amended by Instrument No. 20050815-0096405), Instrument No. 20060120-0007914 (as amended by two Instruments of Correction of record as Instrument Nos. 20060221-0020352 and 20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284 and Instrument No. 20070830-0104306, said Register's Office for Davidson County, Tennessee.

2. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053797, re-recorded as Instrument No.20020507-0056338, Register's Office for Davidson County, Tennessee.

3. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Instrument No. 20070720-0086819, Register's Office for Davidson County, Tennessee.

5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage and water main and appurtenances, of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.

6. Easement for ingress/egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.

7. Easement for water lines and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.

8. Agreements for Dedication of Easement for sanitary sewers/and or/storm drainage of record in Instrument No.20010918-0100849 and Instrument No. 2001091-0100851, Register's Office for Davidson County, Tennessee.

9. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.