WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110069832 DEEDWARR
Recvd: 11/04/11 15:00 2 pgs
Fees:13.00 Taxes:406.26
20111104-0086543

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th Day of October 2011

Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

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
Sean Bowman	Franklin American Mortgage Company	17212D46000 CO
(NAME)	(NAME)	
7230 Althorp Way W-10	501 Corporate Centre Drive #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(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, Carlis M. Stillwell and wife, Catherine W. Stillwell, and Susan Annette Stillwell N/K/A Susan Stillwell Norgren, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean Bowman, 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 Unit No. W-10 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, 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, 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 Carlis M. Stillwell and wife, Catherine W. Stillwell, and eight percent (80%) undivided interest and Susan Annette Stillwell, an unmarried woman, a twenty percent (20%) undivided interest, by deed of record in Instrument Number 20050804-0092093 Register's Office for Davidson County, Tennessee. Susan Annette Stillwell is now married to Loren Mashuga Norgren and known as Susan Stillwell Norgren. The said property was never used as the primary residence of Loren Mashuga Norgren.

Subject to Matters shown on plan of record as Instrument NO. 20050322-0031182 and as Exhibit B1 and B7 of Instrument No. 20050324-0032209 in the Register's Office for Davidson County, Tennessee. Master Deed Restrictions of record as Instrument NO. 20020315-0032825 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. 20050324-0032209 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 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; and Storm water Detention Agreement of record as Instrument No. 20020408-0042676 in said Register's Office; Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20020408-0042676 in said Register's Office; Easement for sanitary sewer and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422 in said Register's Office; Easement for sanitary sewer 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; and subject to any and all zoning regulations, building restrictions, setback lines, in any, and easements and rights of way for public utilities applicable to this property. Restrictive Covenants of record in Instrument No. 20050815-0096405 and Instrument No. 20080326-0030438, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 7230 Althorp Way W-10, 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 28th day of October 2011.

Susan Annette Stillwell N/K/A Susan Stillwell Norgren by Carlis M. Stillwell, Attorney-in-Fact

Susan Annette Stillwell N/K/A Susan Stillwell Norgren by Carlis M. Stillwell, Attorney-in-Fact

Carlis M. Stillwell

Catherine W. Stillwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlis M. Stillwell and Catherine W. Stillwell, 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 and official seal at Franklin, Tennessee this 28th day of October, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tahira J. Pyszka Notary Public

MY COMMISSION EXPIRES JULY 29, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 28th day of October 2011 before me personally appeared Carlis M. Stillwell, the person who executed the foregoing instrument on behalf of Susan Annette Stillwell N/K/A Susan Stillwell Norgren, and acknowledged that he executed the same as the free act and deed of the said Susan Annette Stillwell N/K/A Susan Stillwell Norgren, through Power of Attorney granted 10/26/11 by the said Susan Annette Stillwell N/K/A Susan Stillwell Norgren.

Witness my hand and official seal at Franklin, Tennessee this 28th day of October, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tahira J. Pyszka Notary Public

MY COMMISSION EXPIRES JULY 29, 2013