WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120023589 DEEDWARR
Recvd: 04/02/12 11:15 2 pgs
Fees:13.00 Taxes:1028.97
20120402-0027558

STATE OF TENNESSEE
COUNTY OF Davidson

The Actual Consideration or Value, whichever
Is Greater, for this transfer is ~~$284,800.00~~ $278,100.00

Affiant

Subscribed and sworn to before me, this the

Notary Public

My Commission Expires: 10.11.15

LAURA J. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

This Document prepared by:
HomeSouth Title, Inc.
512 Madison Street
Clarksville, TN 37040

Address New Owner (s) as Follows	Send Tax Bills To:	Map-Parcel Numbers
Wesley Holmes Angela Holmes 7116 Lenox Village Drive Nashville, Tennessee 37211	Pinnacle National Bank 150 3rd Ave South, Ste 900 Nashville, TN 37201	173-9-A-016 CO

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, **William H. Wyatt** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wesley Holmes and wife, Angela Holmes** 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 Lot No. 83 on the Plat of Section One of Lenox Village of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being the same property conveyed to William H. Wyatt by Warranty Deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company dated 1/9/2009 of record in Instrument No. 20090113-0003000, Register's Office for Davidson County, Tennessee.

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

2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and

Matters shown on Plan of record as Instrument No. 20020319-0033866 in the Register's Office for Davidson County, Tennessee; and

Master Deed Restrictions, Charter, Easements Declaration of Covenants and Restrictions for Lenox Village of record as Instrument No. 20020315-0032825 and Instrument No. 20020315-0032826, Register's Office for Davidson County Tennessee; and

Dedication of Common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, Register's Office for Davidson County, Tennessee; and

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

Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee; and

Easement for ingress and egress of record as Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee; and

Stormwater Detention Agreement of record in Book 7361, Page 230, Register's Office for Davidson County, Tennessee; and

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.

This is improved (x) property, known as: **7116 Lenox Village Drive, Nashville, Tennessee 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 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 my hand this the 27th Day of March, 2012.

William H. Wyatt

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, the within named **William H. Wyatt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he/she executed the within instrument of the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2011.

Notary Public:

My Commission Expires: 2/17/2016

PAMELA BLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY