WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

Jessica Adams
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF APRIL, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/4/15

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04464 FORRESTER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Winifred Forrester	same SunTrust Mortgage, Inc.	172120D45700CO
7230 Althorp Way #7	1001 Semmes Ave., RVW5023	
Nashville, TN 37211	Richmond, VA 23224	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILL EMERY YOUNG, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

WINIFRED FORRESTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7230 Althorp Way #7, Nashville, TN 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 27th day of April, 2012.

Will Emery Young

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, WILL EMERY YOUNG, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 27th day of April, 2012.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2012

BILL GARRETT, Davidson County
Trans:T20120032086 DEEDWARR
Recvd: 05/02/12 11:15 2 pgs
Fees:13.00 Taxes:462.50
20120502-0037552

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit No. W-7 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 Development, 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 as amended by Instrument No. 20050815-0096405, 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 Will Emery Young, an unmarried man by Warranty Deed from Ashley A. Reeves, unmarried, recorded on the 2nd day of December, 2011 in Instrument No. 20111202-0093824, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20050322-0031182, and as Exhibit B2 and B5 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 and shown as Exhibit A & B2, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 as amended at Instrument No. 20080326-0030449 , and any future amendments thereto ; also subject to easements, rights and interests 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 building thereon.

e. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood recorded in Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record in Instrument No. 20050324-0032209, as amended at Instrument No. 20050815-0096405, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set forth in Exhibit "C" to the instrument recorded in Instrument No. 20031212-0178492 , and made applicable to the subject property by Instrument No. 20050324-0032209, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

g. Charter of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550.

h. Stormwater Detention Agreements as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

i. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances, recorded in Instrument No. 20040310-0027422.

j. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances, recorded in Instrument No. 20030923-0140666.