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[illegible] Firm
1804 Wil[illegible] Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $154,999.00

Melissa Hooker
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2012.

Ashley S. Heath
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-18-2014

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04601 SINUNIC

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Shawn R Simunic, Andrew J. Simunic, Kenneth R. Manners and Paula J. Manners	same New Owner	173-9A-447.00 CO
8664 Gauphin Place		
Nashville, TN 37211		

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,

JONATHAN D. SCHNECK AND LINDSAY W. SCHNECK

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

SHAWN R SIMUNIC AND ANDREW J. SIMUNIC, WIFE AND HUSBAND AND KENNETH R. MANNERS AND PAULA J. MANNERS, HUSBAND AND WIFE

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 8664 Gauphin Place, 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 our hand on the 26th day of June, 2012.

Jonathan D. Schneck

Lindsay W. Schneck

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, JONATHAN D. SCHNECK AND LINDSAY W. SCHNECK, the bargainor(s), 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 26th day of June, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans:T20120051217 DEEDWARR
Recvd: 07/12/12 10:15 2 pgs
Fees:13.00 Taxes:573.50
20120712-0061175

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 386, on the Plan of Phase Six, Lenox Village, as of record in Instrument No. 20050112-0004530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan D. Schneck and Lindsay W. Schneck, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 26th day of September, 2005 in Instrument No. 20050926-0115382, 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 LENOX VILLAGE, PHASE SIX, as recorded in Instrument No. 20050112-0004530 , 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. Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20020315-0032826, 20050113-0005133, 20050119-0006853, 20060221-0020352, 20060321-0032382, 20060321-0032383, 20060612-0069716, 20060622-0074677, 20070103-0001284, 20070830-0104306 and 20080326-0030439 , 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).

e. Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

f. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020408-0042676.

g. Charter for Lenox Village Town Center Association, Inc. recorded at Instrument No. 20031016-0153550.

h. 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 of record in Instrument Nos. 20020315-0032825 and 20080326-0030449 ; 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.

i. Easement for Storm Water Detention Agreement, recorded in Instrument No. 20020408-0042676 and Book 7361, Page 230.

j. Restrictive Covenants for Detached Structure recorded at Instrument No. 20050415-0042052.

k. Agreement and Dedication for Sanitary Sewers and/or Storm Drainage recorded in Book 7985, Page 449.