D
Box 36
25764

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $825,000.00.

*Affiant*

Subscribed and sworn to me on October 25, 2012.

NOTARY PUBLIC

My commission expires: 03-08-16

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016

BILL GARRETT, Davidson County
Trans:T20120081639 DEEDWARRSP
Recvd: 10/26/12 14:27 3 pgs
Fees:18.00 Taxes:3052.50
20121026-0098540

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
2004 Fourth Avenue North, 3rd Floor
Nashville, TN 37219
Our File #25764SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Brett Peaks & Anne Peaks<br>6905, 6907 & 6909 Lenox Village Drive<br>Nashville, TN 37211 | Brett Peaks & Anne Peaks<br>6905 Lenox Village Drive,<br>Nashville, TN 37211 | 172-12-E-006 (H-101);<br>172-12-E-005 (H-102);<br>172-12-E-004 (H-103) |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, **"GRANTOR",** has bargained and sold, and by these presents does transfer and convey unto Brett Peaks and Anne Peaks, husband and wife, **"GRANTEES",** a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Tract I:

Land in Davidson County, Tennessee, being Unit H-101 of Building H as shown as part of Exhibit "E-2" to the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee, and also being part of lot 2 on the Plan of Section One, The Town Center Homes at Lenox Village of record as Instrument No. 20031120-0169460 in said Register's Office.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20070201-0013536 in the Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Unit H-102 of Building H as shown as part of Exhibit "E-2" to the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee, and also being part of lot 2 on the Plan of Section One, The Town Center Homes at Lenox Village of record as Instrument No. 20031120-0169460 in said Register's Office.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20070205-0014918 in the Register's Office for Davidson County, Tennessee.

Tract III:

Land in Davidson County, Tennessee, being Unit H-103 of Building H as shown as part of Exhibit "E-2" to the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee, and also being part of lot 2 on the Plan of Section One, The Town Center Homes at Lenox Village of record as Instrument No. 20031120-0169460 in said Register's Office.

Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20070201-0013527 in the Register's Office for Davidson County, Tennessee.

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

1. 2012 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2013 and subsequent taxes are assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20031120-0169460 and as Exhibit "E-2" of Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee.
3. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee.
4. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in the Register's Office for Davidson County, Tennessee.
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
6. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in the Register's Office for Davidson County, Tennessee.
7. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666 in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Book 7361, page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 in the Register's Office for Davidson County, Tennessee.

9. 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; and.

This property is also known as improved property located at 6905, 6907 & 6909 Lenox Village Drive, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 on October 25, 2012.

**Lenox Village Properties, LLC, a Tennessee Limited Liability Company:**

**By:** _____
**David C. McGowan, Jr.**

**Title: Chief Manager**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Lenox Village Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on October 25, 2012.

Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE