(2)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

BILL GARRETT, Davidson County
Trans:T20120082617 DEEDWARR
Recvd: 10/30/12 15:19 2 pgs
Fees:13.00 Taxes:462.50
20121030-0099677

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 15th day of October, 2012.

Notary Public

My commission expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nicholas S Manners	**New Owner**	**Map\Parcel: 172-12-0-D-401.00CO**
7231 Althrop Way #13		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Ellen Mary June Webster, unmarried

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

Nicholas S Manners, 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 R-13, as shown on EXHIBIT B2 & B5 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 and shown as Exhibit A and B-2 of 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 Ellen Mary June Webster, a single woman, as to a one-half undivided interest, as joint tenants with right of survivorship and to Ashley Webster, a single man, as to a one-half undivided interest, as joint tenants with right of survivorship by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060428-0049052, dated April 27, 2006, Register's Office for Davidson County, Tennessee. Ashley Webster, an unmarried man further conveyed his interest in said property by Quitclaim Deed to Ellen Mary June Webster, an unmarried woman, of record in Instrument No. 20071001-0116598, dated September 28, 2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826 amended in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352,

Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 2007083-00104306 and Instrument No. 20080326-0030439, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20040526-0062221 amended in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, Instrument No. 20050822-0099609 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20020315-0032826, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 7231 Althrop Way #13, 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 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/our hand(s) this 15th day of October, 2012.

Ellen Mary June Webster by: J. Carlton Drumwright, Attorney in Fact
Ellen Mary June Webster
By: J. Carlton Drumwright, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Ellen Mary June Webster for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Ellen Mary June Webster and is authorized by Ellen Mary June Webster to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of October, 2012.

Notary Public

My Commission Expires: 9-23-17

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **120908RX**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027