(1)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 215
Brentwood, TN 37027

CRT File No. 12092010

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $122,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of November, 2012.

Notary Public
My Commission Expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120084300 DEEDWARR
Recvd: 11/05/12 12:09 2 pgs
Fees:13.00 Taxes:451.40
20121105-0101688

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judy E. Colley 7235 Althorp Way #T-4 Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0-D-420.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meredith E. Hupp n/k/a Meredith E Leatherwood, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Judy E. Colley , unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit T-4 as shown on Exhibit B2 & B6 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, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Meredith E. Hupp, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20050728-0088447, Register's Office for Davidson County, Tennessee, dated 07/27/2005. The said Meredith E. Hupp having since married and now being known as Meredith E. Leatherwood.

*Frederick Brent Leatherwood joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Meredith E Hupp n/k/a Meredith E Leatherwood

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee.
All matters shown on the Plan attached as Exhibit B2 & B6 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in the Master Deed Restrictions of record in Instrument Number 20020315-0032825, as supplemented in Instrument Number 20040526-0062221, Instrument Number 20060120-0007913, and Instrument Number 20060321-0032382, and amended in Instrument Number 20080326-0030449, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee, but omitting any

covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood, Lenox Village, a Traditional Neighborhood Development, with By-Laws appended thereto, of record in Instrument Number 20020315-0032826, as supplemented in Instrument Number(s) 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005133, 20050119-0006853, 20050324-0032209 and 20050815-0096405, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Lenox Village Neighborhood HOA in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument Number 20031016-0153550, Register's Office for Davidson County, Tennessee.

Quitclaim Deed(s) for common areas in Instrument Number 20020510-0053757 and Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement(s) in Instrument Number 20020408-0042676 and Instrument Number 20020628-0078164, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument Number 20030923-0140666 and Instrument Number 20040310-0027422, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20050407-0038449 and Instrument Number 20010703-0070464, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7235 Althorp Way #T-4 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of November, 2012.

Meredith E. Hupp n/k/a Meredith E Leatherwood

Frederick Brent Leatherwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meredith E. Hupp n/k/a Meredith E Leatherwood and Frederick Brent Leatherwood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2012.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014