RECORD & RETURN TO: FILE BOX 36, Davidson County

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20130013718 DEEDWARR Recvd: 02/19/13 13:50 2 pgs Fees:13.00 Taxes:814.00 20130219-0016429	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00. Affiant Subscribed and sworn to me on February 15, 2013. NOTARY PUBLIC RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOTARY PUBLIC Richard W. Sebastian My Commission Expires November 3, 2015 STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26216SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew T. Purcell 4323 Barnes Cove Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-727 CO

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, Richard T. Purcell and wife, Carol A. Purcell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Matthew T. Purcell, a single man, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 600 as shown on the Plan of Section Two, Phase Eight of Lenox Village of record in Instrument No. 20070413-0044640 in the 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 Richard T. Purcell and wife, Carol A. Purcell, by Deed dated 9/29/08 from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20080930-0099262 in the Register's Office for Davidson County, Tennessee.

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

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20070413-0044640 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office.
5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office.
6. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office.
7. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, in said Register's Office.
8. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in said Register's Office.
9. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.
10. 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.

This property is also known as improved property located at 4323 Barnes Cove 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 GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on February 15, 2013.

Richard T. Purcell
Richard T. Purcell

Carol A. Purcell
Carol A. Purcell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 15, 2013, before me personally appeared Richard T. Purcell and Carol A. Purcell to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on February 15, 2013.

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

NOTARY PUBLIC