WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $188,000.00.

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires October 18, 2016

Affiant

Subscribed and sworn to me on February 28, 2013.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26211SP

Return to
Realty Title
206 A Cool Springs Blvd
Ste 104
Franklin, TN 37067

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kimberly A. Novak 8126 Lenox Creekside Dr. Cane Ridge, TN 37013	MAGNA BANIC ~~SAME ADDRESS AS NEW OWNER~~ 6525 Quail Hollow Rd #300 Memphis, TN 38120	181-2-A-283

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marcus Hampton and wife, Deanna Hampton (formerly known as Deanna Nickerson), hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kimberly A. Novak, an unmarried woman, hereinafter called **"GRANTEE,"** her 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 Townhome Unit No. 39, aka Lot 39, of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting to the property to Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Marcus Hampton and Deanna Nickerson, husband and wife, by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 04/21/11 and recorded 04/25/11 in Instrument No. 20110425-0031408, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130017148 DEEDWARR
Recvd: 03/01/13 11:06 3 pgs
Fees:18.00 Taxes:695.60
20130301-0020745

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 Grantees.
2. The premises herein described is an established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II property of record as Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967 in said Register's Office.
3. Matters shown on the Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master Deed of record as Instrument No. 20080808-0081967 in said Register's Office.
4. Charter of Lenox Creekside Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with By-Laws attached as Exhibit "C".
5. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652 in said Register's Office.
6. Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743, in said Register's Office.
7. Matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in said Register's Office.
8. Right of way easement to United Telephone Company of record as Instrument No. 20070503-0053020 in said Register's Office.
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.

This property is also known as improved property located at 8126 Lenox Creekside Dr., Cane Ridge, TN 37013.

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, her 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, her 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 28, 2013.

Marcus Hampton

Deanna Hampton (formerly known as Deanna Nickerson)

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 28, 2013, before me personally appeared Marcus Hampton and Deanna Hampton 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 28, 2013.

NOTARY PUBLIC

My Commission Expires: 11/3/15

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