WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/13 15:49 2 pgs
Fees:13.00 Taxes:508.75
20130905-0094049

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $137,500.00.

Affiant

Subscribed and sworn to before me this 30th day of Aug, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ian Bodell	SAME	181-02-0A-059.00
8231 Lenox Creekside Drive Unit #C3		
Cane Ridge, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mindy Brown, an unmarried person,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ian Bodell and Suzanne Bodell, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. C-3 as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended , of record as Instrument Number 20060306-0025686 and as amended by Instrument Number 20060606-0066938, Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibit E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Mindy Brown, an unmarried woman, by deed from Regent Homes, LLC, on May 12, 2010, of record in Instrument Number 20100512-0036594, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Master Deed of record in Instrument Numbers 200603006-0025686; 20060606-0066938; 20070801-0091466; and 20080808-0081967, Register's Office Davidson County, Tennessee.
- Easements of record in Book 9487, page 901; Book 9487, page 914; Book 2203, page 579; and Book 2244, page 11, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in 20060227-0022558, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20060306-0025686, Register's Office for Davidson County, Tennessee.

This is improved property known as: **8231 Lenox Creekside Drive Unit #C3, Cane Ridge, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this August 30, 2013.

Mindy Brown
Mindy Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mindy Brown,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY