This Instrument Prepared By:
Paulus & Dolan, PLLC
4400 Harding Road, Ste. 101
Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20130087479 DEEDWARR
Recvd: 10/09/13 13:31 3 pgs
Fees:17.00 Taxes:0.00
20131009-0106124

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Stewart Strickland 6951 Bluff Road Brentwood, TN 37027	Same	172-12D 498.00 CO

For good and valuable consideration received, **Stewart A. Strickland, Executor of the Estate of Richard S. Mize,** by these presents does transfer and convey unto the Grantee, **Stewart A. Strickland**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **Richard S. Mize**, being an undivided one-half (1/2) interest in said property described as follows:

> Land in Davidson County, Tennessee, being Unit No. X-2 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as the Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.
>
> Being the same property conveyed to Stewart A. Strickland and Richard S. Mize by deed dated August 11, 2006 of record as Instrument No. 20060815-0100452 in the Register's Office for Davidson County, Tennessee.

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

1. 2013 Davidson County Taxes have been assumed by the Grantee; and

2. Matters shown on Plan of record as Instrument No. 20060118-006550 and as Exhibit A of Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060120-0007913, in said Register's Office; and

4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 in said Register's Office; and

5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492 and made applicable to the subject property by Instrument No. 20060120-0007914 in said Register's Office; and

6. Stormwater Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office; and

7. Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in said Register's Office; and

8. Charter of the Lenox Village Town Center Association, Inc. of record as Instrument No. 20031016-0153550 in said Register's Office; and

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 is improved property known as 8047 Bienville Drive X-2, Nashville, TN 37.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself as **Executor of the Estate of Richard S. Mize**, his heirs and assigns, to warrant and forever defend the title to said land to the Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 1 day of October, 2013.

Estate of Richard S. Mize

Stewart A. Strickland, Executor

BY: Stewart A. Strickland, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me personally appeared, **Stewart A. Strickland**, Executor of the **Estate of Richard S. Mize,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of the **Estate of Richard S. Mize**, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 1 day of ~~September~~ October, 2013.

Notary Public
My Commission Expires: May 20, 2014

CHARLES L. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 1 day of ~~September~~ October, 2013.

Notary Public
My Commission Expires: May 20, 2014

CHARLES L. NOKES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON