WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106077 DEEDWARR
Recvd: 12/20/13 11:48 2 pgs
Fees:13.00 Taxes:506.90
20131220-0128715

BOX 10-A

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNYDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 20, 2014

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yyvonne Renee O'Connor	NEW OWNER	172120D51100
(NAME)	(NAME)	
8045 Bienville Drive, # Y - 3		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lisa Travis , married, FKA Lisa D. Hardee ***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Yyvonne Renee O'Connor , unmarried**, hereinafter called the GRANTEE (S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit #Y-3, as shown on the plan of The Town Center Homes at Lenox Village, Section III, a Horizontal Property Regime, filed as Exhibit B to the Supplemental Declaration of record in Instrument 200601200007914 as corrected in Instrument 200602210020352 and Instrument 200603090027423, amending the Declaration filed in Instrument 200203150032826, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Lisa D. Hardee, unmarried by Warranty Deed dated 04/16/2010 from Thomas L. Hamilton, unmarried of record in Instrument 201004280032382, Register's Office for Davidson County, Tennessee.

* Ashley Travis, husband of Lisa Travis, joins in this instrument to convey any and all interest in said property.

This conveyance is made subject to the following:

All matters as set forth per plat of record in Instrument 200601180006550, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as supplemented and amended in Instrument 200312120178492; Instrument 200601200007914; Instrument 200602210020352 and Instrument 200603090027423, said Register's Office.
Master Deed of record in Instrument 200203150032825, as amended of record in Instrument 200601200007913, said Register's Office.
All matters including but not limited to an Easement of record in Book 3399, Page 425, said Register's Office.
Easement for Ingress and Egress and Water Line of record in Book 5334, Page 866, said Register's Office.

Agreement for Dedication of Easement for Water Main and Appurtenances of record in Instrument 200308280125179 and Instrument 200308280125180, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200512210152802, said Register's Office.
Charter of record in Instrument 200204120045831 and Instrument 200310160153550, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8045 Bienville Drive, # Y - 3, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 my hand this 19th day of December, 2013.

Lisa Travis

Ashley Travis

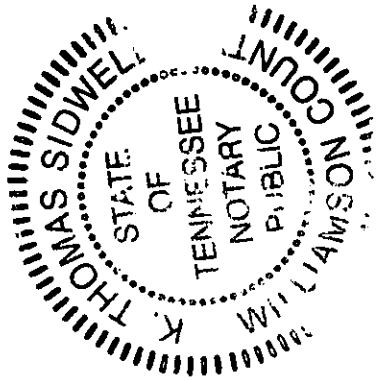
State of Tennessee
County of Williamson

Personally appeared before me Lisa Travis,* with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

* and Ashley Travis

WITNESS my hand and seal this 19th day of December, 2013.

Notary Public
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027