RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012427 DEEDWARR
Recvd: 02/21/14 16:00 3 pgs
Fees:18.00 Taxes:536.13
20140221-0015222

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $144,900.00.

Affiant

Subscribed and sworn to me on February 19, 2014.

NOTARY PUBLIC

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
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 #27156SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jerimiah G. Hodges Chelsea L. Hodges 1320 Concord Mill Lane Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-596 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, McGowan Family Limited Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Jerimiah G. Hodges and Chelsea L. Hodges, husband and wife, hereinafter called **"GRANTEES,"** their 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 Condominium No. 318-R of the Town Center at Lenox Village, shown as part of Unit "G" on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing Lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427 in said Register's Office, into 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. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No.20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

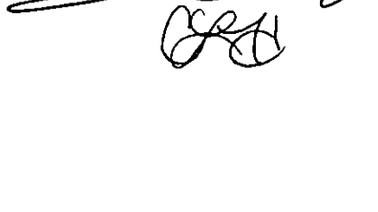
Being part of the same property conveyed to McGowan Family Limited Partnership, a Tennessee limited partnership, by Warranty Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, dated August 30, 2010, filed for record on September 13, 2010, in Instrument No. 20100913-0072677, in the Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on Plan of record as Instrument No. 20050120-0007427, and revised and shown as Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Regsiter's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-0062221, in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office. The subject lot is designated as a Special Use Parcel by the amendment of record as Instrument No. 20070103-0001284, and further converted into condominium units by the amendment of record as Instrument No. 20070830-0104306, in said Register's Office.
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office.
6. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in said Register's Office.
7. Stormwater Detention Agreement of record of record as Instrment No. 20040305-0025146, in said Register's Office.
8. Subject to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, as made applicable by First Supplement of record as Instrument No. 20070103-0001283, as amended by Instrument No. 20070830-0104305, 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 1320 Concord Mill Lane, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 12, 2014.

MCGOWAN FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP

By: McGowan Investments, a Tennessee corporation, its General Partner

By: _____
David C. McGowan Jr., President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for this county and state, personally appeared **David C. McGowan, Jr.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand at Nashville, Tennessee, this 19th day of February, 2014.

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

_____
Notary Public

My Commission Expires: 7/3/2017