File 25829-8

BOX 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026489 DEEDWARR
Recvd: 04/21/14 09:24 2 pgs
Fees:13.00 Taxes:506.90
20140421-0032661

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Susan E. Woodard
Affiant

Subscribed and sworn to before me, this the 16th day of April, 2014.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Susan Elizabeth Woodard	Regions Bank d/b/a Regions Mortgage	Map 172-12-0-D Parcel 331.00CO
7221 Althorp Way Unit M-9	2050 Parkway Office Circle	
Nashville, TN 37211	Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Matthew Banker, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Susan Elizabeth Woodard, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit M-9 as shown on Exhibit B2 and B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee, being further a part of the same property shown on the Plan of Section 2, the Town Center Homes at Lenox Village, of record in Instrument No. 20050322-0031182, amended in Instrument No. 20061103-0136911, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Matthew Banker by Deed from Katherine W. Shepard, unmarried, dated January 14, 2010, of record in Instrument No. 20100120-0005013, Register's Office for Davidson County, Tennessee.

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

1)Subject to the Plan of record as set out on Exhibits B2 and B3, to the Master Deed as Instrument No. 20050324-0032209 amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. 2)All matters shown on the Boundary Plats of record in Instrument No. 20050322-0031182 and revised in Instrument No. 20061103-0136911, Register's Office for Davidson County, Tennessee. 3)StormWater Detention Agreement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee. 4)Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, of record in Instrument No. 20030923-0140666, and in Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee. 5)The Premises herein insured is a condominium apartment established pursuant to all 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 interest 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 building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee. 6)Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, of record in Instrument No. 20020315-0032826, and Supplemental for Section Two, The Town Center Homes, of record in Instrument No. 20050324-0032209, and amended in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee. 7)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 in Instrument No. 20031212-0178492 and made applicable in Instrument No. 20050324-0032209, Register's Office for Davidson County, Tennessee. 8)Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. 9)Charter of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee. 10)Grant of Easement to Comcast of Nashville, I, LLC, of record in Instrument No. 20130626-0065783, Register's Office for Davidson County, Tennessee.

This is improved (_X___) Unimproved (____) property, known as **7221 Althorp Way Unit M-9, 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 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 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 my/our hand(s) this **16th** day of **April, 2014.**

Matthew Banker

Matthew Banker

STATE OF Kentucky)
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public of said County and State, **Matthew Banker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Louisville (city), Kentucky (state), this **16th** day of **April, 2014.**

SEAL — NOTARY PUBLIC AT LARGE, KY. — STATE AT LARGE — EXPIRES

Rhonda L. Short

Notary Public

My Commission Expires: April 22, 2016