Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tennessee 37212

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 14030448**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140027964 DEEDWARR<br>Recvd: 04/24/14 11:01 2 pgs<br>Fees:13.00 Taxes:769.60<br>20140424-0034470 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $208,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of April, 2014.<br><br>Notary Public<br>My Commission Expires: May 8, 2017<br><br>ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Angela Morris<br>7837 Heaton Way<br>Nashville TN 37211 | Send Tax Bills To:<br>Bank of America N.A.<br>4909 Savarese Circle<br>Tampa, FL 33634 | Tax Information:<br>Tax Parcel ID No.<br>173-09-0A-198.00-C |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Clayton Wright, Jr. and Elaine Wright, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Angela Morris, a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Phase "B" Lenox Village of record in Plat at Instrument No. 20031024-0157237, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Clayton Wright, Jr. and Elaine Wright, husband and wife by deed from GRSW Stewart Real Estate Trust of record in Instrument No. 20091124-0107863 Register's Office for Davidson County, Tennessee, dated November 06, 2009 and recorded on November 24, 2009.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20031024-0157237, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, amended in Instrument No. 20021226-0158458., Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

HOA Charter of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Master deed of record in Instrument Number 20020315-0032825 and in Instrument No. 20021226-0158459, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of Common Areas from Lenox Village, LLC and Lenox Village III, LLC, unto Lennox Village Neighborhood Association of record in Instrument Number 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.

Access Easement as retained by Lord's Chapel Church In Deed of record in Instrument Number 20030106-0001756, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer and/or Storm Water Detention Agreements of record in Instrument Number 20010918-0100850 and in Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20020408-0042676, Instrument No. 20020722-0087469, and in Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer, Storm Drainage and water Main with appurtenances of record in Instrument Number 2001129-0130322, and in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.

Easement for Right of Way and Sign of record in Instrument Number 20010103-0000902, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7837 Heaton Way Nashville TN 37211

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 23rd day of April, 2014.

James Clayton Wright, Jr.

Elaine Wright

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Clayton Wright, Jr. and Elaine Wright, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014