WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033942 DEEDWARR
Recvd: 05/15/14 12:33 2 pgs
Fees:13.00 Taxes:499.50
20140515-0041805

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/15/14

(AFFIX SEAL)

JANNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathalie Burack	New Owner	172120D32700 CO
(NAME)	(NAME)	
7221 Althorp Way M5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Kyle D. Duvall, Jr., unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Natalie~~ Burack, single, 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: ~~Natalie~~ Nathalie A.

Land in Davidson County, Tennessee, being, Unit No. M-5 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Kyle D. Duvall, Jr., unmarried, by deed of record in Instrument Number 20060301-0023587, Register's Office for Davidson County, Tennessee.

Subject to Matters shown on plan of record as Instrument No. 20050322-0031182 and as Exhibit B2and B3 if Instrument No. 20050324-0032209 as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office. 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. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in said Register's Office. 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. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office. Stormwater Detention Agreement of record as Instrument No. 20020408-0042672 in said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20040310-0027422, in said Register's Office. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666, in said Register's Office. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, in said Register's Office. Stormwater Detention Agreement of record as Instrument No. 20050822-0099609, in said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7221 Althorp Way M5, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 12 day of May, 2014.

Kyle D. Duvall Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle D. Duvall, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 12 day of May 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122