Prepared by:
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BILL GARRETT, Davidson County
Trans:T20140043448 DEEDWARR
Recvd: 06/19/14 10:26 2 pgs
Fees:13.00 Taxes:965.70
20140619-0053539

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $261,000.00

Affiant

Subscribed and sworn to before me, this 13th day of June 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Sean M. Brooke 1425 Alteras Cr. Nashville TN 37211	Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224	173-090A-406.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Austin Gregory Schroll, an unmarried man hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Sean M. Brooke, unmarried hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 340 on the Plan of Lenox Village, Phase 5, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Austin G. Schroll by Cash Deed from Shaun Donovan, the Secretary of Housing and Urban Development, of record in instrument No. 200100827-0068017 and dated August 20, 2010, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032825 and amended in Instrument Nos. 20040523-006221 and 2002315-0032826 and in any allied instruments(s) referred to in said restrictions. 3) Easement for Sanitary Sewers and Storm Drainage as set forth in instrument recorded in Instrument No. 20010918-0100851 4) Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20040305-0025146 5) Charter of Lenox Village Neighborhood association of record in Instrument Nos. 20020412-0045831, 20040526-0062220, 20050113-0005133, 20040523-0062220,20021226-0158459, 20060120-0007913, 20080326-0030449, 20060321-0032383, 20050113-0005133 6) All matters appearing on plan of Lenox Village Phase 5 of record in Instrument No. 20050120-0007427 Register's Office for Davidson County, Tennessee 7) Bylaws for Lenox Village Neighborhood Association of record in Instrument No. 20020315-0032823, and amended in Instrument Nos. 20040523-0062221, and 20020315-0032826

This property is improved property known as 1425 Alteras Cr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 13 day of June, 2014.

Austin Gregory Schroll

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 Austin Gregory Schroll, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of June, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08268