Mail to
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

(1)

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31839-06-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $125,000.00. Kayce L. Kiningham Affiant Subscribed and sworn to before me this 30th day of June, 2014. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20140047543 DEEDWARR
Recvd: 07/03/14 09:26 3 pgs
Fees:18.00 Taxes:462.50
20140703-0058645

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brian Boulden Laurie Ann Boulden 7003 Lenox Village Drive, #B-7 Nashville, TN 37211	Same	Map and Parcel No.: 172 120 D 01700 CO

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, **Kayce L. Kiningham**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie Ann Boulden and Brian Boulden, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7003 Lenox Village Drive, #B-7, Nashville, TN 37211.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 30th day of June, 2014.

Kayce L. Kiningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kayce L. Kiningham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2014.

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B-7, together with the appurtenant interest in the common elements of The Town Center Homes at Lenox Village, a horizontal proprty regime established by Declaration of record in Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" (erroneously referred to as Exhibit "S" in the previous deed of record) to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Section One, The Town Center at Lenox Village, of record in Instrument No. 20031120-0169460, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kayce L. Kiningham, a sinlge woman, by deed dated August 19, 2011, from Dawn Williamson-Green and Kathryn Williamson, of record in Instrument No. 20110823-0065270, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 172 120 D 01700 CO.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions 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).
3. Charter of Incorporation of Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, supplemented in Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Instrument No. 20031120-0169460, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
9. Easement for ingress / egress of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
10. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130606-0065783, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.