WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057325 DEEDWARR
Recvd: 08/06/14 10:42 2 pgs
Fees:13.00 Taxes:447.70

20140806-0070608

Y-KW-14-7231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Summer McMahan	Owner	
(NAME)	(NAME)	
7231 Althorp Way # R 14		**172120D40200CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DANIEL DREADEN, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SUMMER MCMAHAN, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit R-14 as shown on Exhibit B2 and B5 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 as Instrument No. 20050324-0032209, as amended and shown as Exhibit A and B-2 of 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 Registers Office.

Being the same property conveyed to Daniel Dreaden, unmarried by deed from Federal Home Loan Mortgage Corporation by Chicago Title Company, its attorney in fact of record in Instrument No. 20120104-0000807, Register's Office for Davidson County, Tennessee, dated November 21, 2011 and recorded on January 4, 2012.

This conveyance is subject to:
- Taxes for the year 2014.
- Subject to all matters shown on the Plan of record in Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B5" to the Supplemental Declaration of record in Instrument No. 20050324-0032209, and as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to 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 the 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 buildings 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 of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005132, 20040526-0062221, 20050119-0006853, 20050324-0032209 and 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument Nos. 20021226-0158458, 20031212-0178492, 20040526-0062221, 20050119-0006853, 20050324-0032209 and 20050815-0096405 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County, Tennessee.
- By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No.

20020315-0032826, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
• Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
• Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **7231 Althorp Way # R 14 , 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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 10th DAY OF JULY, 2014.

Daniel Dreaden by Nina Lampley, attorney in fact

Daniel Dreaden by Nina Lampley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nina Lampley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DANIEL DREADEN, and who acknowledged he/she/they executed the same as the free act and deed of the said DANIEL DREADEN.

Witness my hand and official seal, this the 10th of July, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212