WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064008 DEEDWARR
Recvd: 08/28/14 13:15 2 pgs
Fees:13.00 Taxes:639.82
20140828-0078753

R-VRES-14-7015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,925.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Yong Moss	new owner	
(NAME)	(NAME)	**173-09-0-A-375.00**
7015 Sunnywood Dr		
(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 **LAURA LAKE SMITH AND HUSBAND, CHRIS KINCADE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **YONG MOSS, AN UNMARRIED WOMAN** 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 Lot No. 309 on the Plan of Phase Five, Lenox Village, of record in Plat at Instrument No. 20050120-0007427, 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 Laura Lake Smith, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20051221-0153105, Register's Office for Davidson County, Tennessee, dated December 20, 2005 and recorded on December 21, 2005. Chris Kincade joins in this instrument for the purpose of conveying any and all marital interest he may have in and to said property.

This conveyance is subject to:
- Taxes for the year 2014.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in 20020315-0032825, Supplemented in Instrument Number 20040526-0062221, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood for Lenox Village with By-Laws of Lenox Village Neighborhood Association, Inc. appended thereto, in Instrument Number 20020315-0032826, supplemented in Instrument Number 20040526-0062220, corrected in Instrument Number 20050113-0005133, amended in Instrument Number 20070103-0001284, and Instrument Number 20070830-0104306, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040305-0025146, in the Register's Office for DavidsonCounty, Tennessee.
- Easement(s) to Metro of record in Instrument Number 20010918-0100849 and Instrument No. 20010819-0100851, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7015 Sunnywood Dr , 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 21st DAY OF AUGUST, 2014.

Laura Lake Smith by John Gleaves, attorney-in-fact

Chris Kincade by John Gleaves, attorney-in-fact

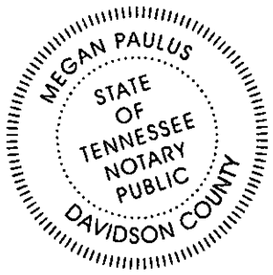
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 LAURA LAKE SMITH and CHRIS KINCADE, and who acknowledged he/she/they executed the same as the free act and deed of the said LAURA LAKE SMITH and CHRIS KINCADE.

Witness my hand and official seal, this the 21st of August, 2014.

Notary Public

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



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