WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074255 DEEDWARR
Recvd: 10/02/14 11:57 2 pgs
Fees:13.00 Taxes:407.00
20141002-0091065

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-RC-14-7007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

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)
Cynthia Cole	new owner	
(NAME) **7007 Lenox Village Drive #D-11**	(NAME)	**172-12-D-41.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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 **HEATHER HEROD COLE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CYNTHIA COLE,** 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 No. D-11 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Heather L. Herod, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 31st day of January, 2005 in Instrument No. 20050131-0011096, in the Register's Office of Davidson County, Tennessee. Heather L. Herod, having since married is now known as Heather Herod Cole. Ryan Cole, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, THE TOWN CENTER AT LENOX VILLAGE, as recorded in Instrument No. 20031120-0169460.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument No. 20031212-0178492.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of Restrictions establishing SECTION ONE, THE TOWN CENTER AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825, as supplemented by instrument(s) of record in Instrument No. 20021226-0158459.
- Charter recorded at Instrument Nos. 20020412-0045831 and 20031016-0153550.
- Easement for Storm Water Detention, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, recorded in Instrument No. 20011129-0130322.
- Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7007 Lenox Village Drive #D-11, 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 26th DAY OF SEPTEMBER, 2014.

Heather Herod Cole

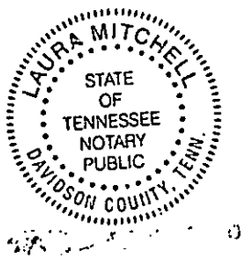
Ryan Cole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER HEROD COLE AND RYAN COLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



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