WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079158 DEEDWARR
Recvd: 10/21/14 12:09 2 pgs
Fees:13.00 Taxes:468.05
20141021-0096936

B-VRES-14-7232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 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)
CERBERUS, LLC	new owner	
(NAME)	(NAME)	**172-12-0D-440.00-CO**
4343 Glen Eden Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 **JENNIFER LEWIS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CERBERUS, LLC,** 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. V-2 as shown on Exhibit B1 & B6 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 by 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 Register's Office.

Being the same property conveyed to Jennifer Lewis, an unmarried woman by deed from Fan Bass, an unmarried woman of record in Instrument No. 20110808-0060920 Register's Office for Davidson County, Tennessee, dated August 05, 2011 and recorded on August 08, 2011.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record as Instrument Number 20050324-0032209, as amended in Instrument No. 20050815-0096405, and Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
- Restrictions as contained in Book Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464.
- Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422 in the said Register's Office.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826 and as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, (as corrected in Instrument No. 20050113-0051330) Instrument No. 20040526-0062221; Instrument No. 20050119-0006853; Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405., Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Town Center Association, Inc. Homeowner's Association of record in Instrument No. 20031016-0153550.
- QuitClaim Deed for common areas to Lenox Village Neighborhood Association Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338.
- Charter of Lenox Village Neighborhood Homeowner's Association of record in Book Instrument No. 20020412-0045831.
- Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 and Instrument No. 20020628-0078164.
- Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No.

20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209, said Register's Office.
• Master Deed Restrictions of record in Instrument Number 20020315-0032825, in the Register's Office for DavidsonCounty, Tennessee.
• Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20110808-0060920 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: **7232 Althorp Way, #2, 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 16th DAY OF OCTOBER, 2014.

Jennifer Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER LEWIS, 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 16th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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