BILL GARRETT, Davidson County
Trans:T20140079855 DEEDWARR
Recvd: 10/23/14 09:31 2 pgs
Fees:13.00 Taxes:751.10
20141023-0097744

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires April 25, 2016 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is $203,000.00 Affiant Subscribed and sworn to before me, this 21st day of October, 2014 Notary Public My commission expires: 4.25.2016

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David B. Thompson and Rachel E. Thompson	**New Owner**	**172-12-0-D-554.00CO**
7521 Lords Chapel Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Mitchell E. Lynch and wife, Nicole M. Lynch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David B. Thompson and Rachel E. Thompson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 820 as shown on Exhibit "B" 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 (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677, in the Register's Office for Davidson County, Tennessee; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-013691, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mitchell E. Lynch and wife, Nicole M. Lynch by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070703-0079507, Register's Office for Davidson County, Tennessee, dated June 29, 2007 and recorded on July 03, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to Subject to all matters shown on the Plan of record as Instrument Number 20050322-0031182 as revised by Instrument No. 20061103-0136911, Register's Office of Davidson County, Tennessee. 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 Instrument No. 20060622-0074677, Register's Office for Davidson County, Tennessee. Charter of the Lenox Village Town Center Association, Inc. of record in Instrument Number 20031016-0153550, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Number 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the

Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20050822-0099609, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20130916-0097049, in the Register's Office for Davidson County, Tennessee. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in the Register's Office for Davidson County, Tennessee. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-0178492, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office. Restrictions of record as Instrument Number 20070216-0019904 in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 7521 Lords Chapel Drive, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 21st day of October, 2014.

Mitchell E. Lynch

Nicole M. Lynch

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Mitchell E. Lynch and Nicole M. Lynch, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2014.

Notary Public

My Commission Expires: 4-25-2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7014179**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027