File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140088881 DEEDWARR
Recvd: 11/25/14 13:23 3 pgs
Fees: 18.00 Taxes: 529.10
20141125-0108736

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $143,000.00.

Rachel Fan
Affiant

Subscribed and sworn to me on November 19, 2014.

Diane K. Mann
NOTARY PUBLIC

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28036SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark A. Duke Alva J. Duke 1000 Natchez Valley Lane Franklin, TN 37064	SAME ADDRESS AS NEW OWNER	172-12-D-002 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marie R. Nadler, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark A. Duke and wife, Alva J. Duke, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-2 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, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Marie R. Nadler by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20040521-0060151 and re-recorded in Instrument No. 20040604-0066296, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2015 and subsequent taxes are assumed by the Grantees.
2. Matters shown on plan of record of record as Instrument No. 20031120-0169460 and as Exhibit "B" to supplemental of record as Instrument No. 20031212-0178492, Register's Office for County, Tennessee.

3. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office.
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office.
6. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office.
7. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
8. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office.
9. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office.
10. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7001 Lenox Village Dr. #A-2, 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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 hand on November 19, 2014.

Marie R. Nadler by Lynda D. Sebastian

Marie R. Nadler by Lynda D. Sebastian,
Her Attorney-In-Fact 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, the within named Lynda D. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Marie R. Nadler, as her Attorney in Fact, as the free act and deed of the within named Marie R. Nadler. Witness my hand and official seal on November 19, 2014.

NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE