WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091634 DEEDWARR
Recvd: 12/08/14 12:33 2 pgs
Fees: 13.00 Taxes: 665.63
20141208-0112189

Y-KW-14-2720

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/26/17 (AFFIX SEAL)

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE

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)
Carol Jane Bradley	**F & M Bank**	
(NAME) **2720 Dracut Lane**	(NAME) **50 Franklin Street**	**173-09-0A-672.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Clarksville, TN 37040**	
(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 **MARK A. AUGENSTEIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CAROL JANE BRADLEY, UNMARRIED,** 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. 717 on the Plan of Resubdivision of Lots 715 through 720, Phase Eight, Lenox Village of record in Instrument Number 20080508-0047736, 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 Mark A. Augenstein, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20090120-0004724 Register's Office for Davidson County, Tennessee, dated January 16, 2009 and recorded on January 20, 2009. Mark A. Augenstein having since married.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20080508-0047736;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005133, 20040526-0062221, 20050119-0006853, 20050324-0032209, 20050815-0096405, 20060120-0007914, 20060221-0020352, 20060309-0027423, 20060321-0032383, 20060622-0074677, 20070103-0001284, 20070830-0104306 and 20080326-0030439;
- HOA Charter of record in Instrument No. 2002041-20045831;
- Storm Water Detention Agreement of record in Instrument Nos. 20020628-0078164 and 20051213-0149579;
- Easements of record in Instrument Nos. 20010918-0100849, 20010918-0100850, 20010918-0100851, and 20010918-0100852;
- Master Deed Restrictions of record in Instrument No. 20020315-0032825;
- Supplemental Master Deed Restrictions of record in Instrument Nos. 20021226-0158459, 20060120-0007913, 20060321-0032382, and 20080326-0030449, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2720 Dracut Lane , 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 4th DAY OF DECEMBER, 2014.

Mark A. Augenstein by Molly Augenstein, Attorney in fact

Mark A. Augenstein by Molly Augenstein, Attorney-In-Fact

Molly Augenstein

Molly Augenstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY AUGENSTEIN, 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 MARK A. AUGENSTEIN, and who acknowledged she executed the same as the free act and deed of the said MARK A. AUGENSTEIN.

Witness my hand and official seal, this the 4th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY AUGENSTEIN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of December, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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