BILL GARRETT, Davidson County
Trans:T20150013084 DEEDWARR
Recvd: 02/23/15 13:43 2 pgs
Fees:13.00 Taxes:584.60
20150223-0015455

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$158,000.00
x Alexander Reinhart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF February, 2015.
Susan Forde Newton
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander and Nicole Reinhart 1215 Lavada Place Brentwood, TN 37027	Franklin American Mortgage 501 Corporate Centre Dr. #400 Franklin, TN 37067	173-09-0-A-289.00CO

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 acknowledged, we,

Brent Neil Schurman, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alexander Reinhart and wife, Nicole Reinhart

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 Lot No. 286, on the Plan of Phase Four, Lenox Village, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brent Neil Schurman, an unmarried man by Deed from Regent Homes, LLC dated November 30, 2004 of record in Instrument Number 20041202-0143860, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 20040806-00094784, and Surveyor's Certificate of Correction of record in Instrument Number 200502030012996, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Master Deed of record in Instrument Number 20020315-0032825, and Supplemental Restrictive Covenants of record in Instrument Numbers 200212260158459, 200603210032382, 200212260158458, 200312120178492, 200405260062220, (Corrected in Instrument Number 200501130005133), 200501190006853, 200603210032383, 200306220074677, and Amendment to Restrictive Covenants of record in Instrument Number 200803260030449, Declarations of Charter, Easement and Restrictions of record in Instrument Number 200203150032826, Register's Office for Davidson County, Tennessee.
4) Property is subject to Easement for Broadband Communications to Comcast of record in Instrument Number 20130916-0097049, Register's Office for Davidson County, Tennessee.
5) Property is subject to Easement for Sewer/Storm Drainage to Metro of record in Book 7985, Page 449, Register's Office for Davidson County, Tennessee.
6) Property is subject to Easement for Sewer/Water Mains and Appurtenances to Metro of record in Instrument Number 20111129-0130322, Register's Office for Davidson County, Tennessee.
7) Property is subject to Stormwater Detention Agreement of record in Book 7361, Page 230 and Instrument Number 200204080042676, Register's Office for Davidson County, Tennessee.
8) Property is subject to HOA Charter of record in Instrument Number 200204120045831, Register's Office for Davidson County, Tennessee.
9) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **7851 Heaton Way, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 we do covenant with 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 hand(s) this 19th day of February, 2015.

Brent Neil Schurman
Brent Neil Schurman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Brent Neil Schurman, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076