Prepared by:
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BILL GARRETT, Davidson County
Trans:T20150015528 DEEDWARR
Recvd: 03/03/15 10:51 3 pgs
Fees:18.00 Taxes:712.25
20150303-0018398

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00

Aisha Hall
Affiant

Subscribed and sworn to before me, this 2nd day of February 2015.

Notary Public
My commission expires: 5/23/16

Address of New Owner:	Send Tax Bills to:	Tax Information
William S. Jenner	Magna Bank	172120D47200 CO
8244 Persia Way	P.O. Box 17257	
Nashville TN 37211	Memphis, TN 38187-0257	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amanda B. Douthat a married person f/k/a Amanda B. Doster hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to William S. Jenner, an unmarried man hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 518 on the Final Plat of The Town Center Homes of Lenox Village, Section Three, of record in Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amanda B. Doster by deed from Wells Fargo Bank, N.A. not in its individual capacity but solely as trustee for RMAC Pass Through Trust, of record in Instrument No. 20120522-0044513, dated May 14, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of record in Instrument No. 20060118-0006550 and as Exhibit B of Instrument No. 20060120-0007914 as corrected by Instrument No. 20060221-0020352, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and in any allied instruments(s) referred to in said restrictions. 4) Master Deed Restrictions of record in Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913 5) 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. 20031212-0178492, as made applicable to subject property by Instrument No. 20030120-0007914, said Register's Office 6) Storm water Detention Agreement of record in Instrument No. 20051221-0152802 7) Charter for Lenox Village Town Center Association of record in Instrument No. 20031016-0153550 8) Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed

of record in Book 3399, page 424, subsequently defined in a Quitclaim Deed of record in Book 5332, page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, page 866, Register's Office for Davidson County, Tennessee.

This property is improved property known as 8244 Persia Way, 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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

*Chris Douthat joins in this conveyance to convey any marital interest that he may have.

WITNESS my hand this 27 day of February, 2015.

By ATTORNEY-IN-FACT
Amanda B. Douthat by Chris Douthat, her Attorney in Fact

Chris Douthat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Chris Douthat, the bargainor(s), with whom I am personally acquainted or 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 and official seal at Franklin, Tennessee, this 27 day of February, 2015.

Notary Public

My Commission expires: July 29, 2018

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of February, 2015, before me personally appeared Chris Douthat to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amanda B. Douthat acknowledged that such person executed the same as the free act and deed of Amanda B. Douthat.

Notary Public

My Commission expires July 29, 2018

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08632