Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028782 DEEDWARR
Recvd: 04/16/15 15:05 2 pgs
Fees:13.00 Taxes:677.10
20150416-0033912

O-VRES-15-2715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.11.2017

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)
Andrew Michael	New owner	
(NAME)	(NAME)	**173090A68800CO**
2715 Dracut Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 **JESSE MCCRAY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANDREW MICHAEL, AN UNMARRIED MAN,** 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. 733, as shown on the plan of Section One, Phase 8, Lenox Village, of record in Instrument No. 20060824-0104608 in the 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 Jesse McCray, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 20th day of September, 2007 in Instrument No. 20070920-0112712, in the Register's Office of Davidson County, Tennessee.

NOTE: AUTUMN MCCRAY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX VILLAGE, SECTION ONE OF PHASE EIGHT, as recorded in Instrument No. 20060824-0104608, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020315-0032826, 20021226-0158458 and 20060321-0032383 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Neighborhood Association recorded at Instrument No. 20010412-0045831.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX VILLAGE, SECTION ONE OF PHASE EIGHT of record in Instrument No. 20020315-0032825, as amended by instrument(s) of record in Instrument Nos. 20021226-0158459 and 20060321-0032382; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
- Easement for Drainage, recorded in Instrument No. 20020722-0087469.
- Easement for Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100850 and 20010918-0100852.
- Easement for Sewer/Storm Drainage, recorded in Instrument Nos. 20010918-0100849 and

20010918-0100851.
• Stormwater Detention Agreement recorded at Instrument Nos. 20020628-0078164 and 20051213-0149579.
• Easement for the flow of the waters of the Mill Creek, and the rights of the public therein.
• Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek, free from diminution or pollution.
• Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2715 Dracut Ln, 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 9th DAY OF APRIL, 2015.

Jesse McCray by Brian Mitchell as attorney In Fact

Jesse McCray by Brian Mitchell as
Attorney In Fact

Autumn McCray by Brian Mitchell as attorney In Fact

Autumn McCray by Brian Mitchell as
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, Brian Mitchell, 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 JESSE MCCRAY, and who acknowledged he/she/they executed the same as the free act and deed of the said JESSE MCCRAY.

Witness my hand and official seal, this the 9th of April, 2015.

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, Brian Mitchell, 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 AUTUMN MCCRAY, and who acknowledged he/she/they executed the same as the free act and deed of the said AUTUMN MCCRAY.

Witness my hand and official seal, this the 9th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

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