THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023240** BILL GARRETT, Davidson County Trans:T20150029185 DEEDWARR Recvd: 04/17/15 14:49 2 pgs Fees:13.00 Taxes:475.45 20150417-0034458	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $128,500.00. Affiant Subscribed and sworn to before me, this 12th day of March, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Stephen Brown and Joerdan Simpson 7221 Althorp Way #M 10 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120D33200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle W. Arnett n/k/a Kyle W. Hittner, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jaclyn Simpson and Joerdan H. Simpson, married, one-half interest, and Stephen Brown and Christine N. Marshall, married, one-half interest**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. M-10 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Kyle W. Arnett, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 18th day of November, 2005 in Instrument No. 20051118-0139770, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20050322-0031182, revised at Instrument No. 20061103-0136911 and Exhibit B2 and B3 recorded at Instrument Nos. 20050324-0032209, 20050815-0096405 and 20061103-0136911.

Covenants, Conditions and Restrictions as recorded in Instrument Nos. 20020315-0032826, 20031212-0178492, 20050324-0032209 and 20050815-0096405.

Charter of Lenox Village Town Center Association, Inc. recorded at Instrument No. 20031016-0153550.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 ; 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 Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument Nos. 20011129-0130322, 20040310-0027422 and 20030923-0140666.

Stormwater Detention Agreements recorded in Book 7361, Page 230 and at Instrument Nos. 20020408-0042676 and 20050822-0099609.

Grant of Easement recorded at Instrument Nos. 20130626-0065783 and 20130916-0097049.

This is improved property located at 7221 Althorp Way #M 10 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2015.

Kyle W. Hittner by Josh Anderson, Attorney in Fact

Kyle W. Arnett k/n/a Kyle W. Hittner
By Josh Anderson, 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, aforesaid, Kyle W. Arnett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of March, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

See affidavit recorded as Instrument # 20150417-0034460