Box 14
87198-4

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150036903 DEEDWARR
Recvd: 05/13/15 09:16 2 pgs
Fees:13.00 Taxes:636.40
20150513-0043721

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Francis W. Brooks
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Francis W. Brooks	**CitiBank, N.A.**	**Map 173-09-0-A , Parcel 623.00co**
2602 Avery Park Drive	**1000 Technology Drive**	
Nashville, TN 37211	**O'Fallon, MO 63368-2240**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Chandler Wallace, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis W. Brooks and Julie A. Brooks, husband and wife

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. 688 on the Plan of Lenox Village, Section One of Phase Eight, a Planned Unit Development, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Chandler Wallace, an unmarried woman by Deed from Elizabeth E. Rucker, a single person, dated June 28, 2008, of record in Instrument No. 20080703-0068870, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Chandler Wallace, pursuant to a Power of Attorney executed by same on the 6th day of May, 2015, of record in Instrument No. 20150513-0043720 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as shown in Instrument No. 20060824-0104608, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Declaration of Charter, Easements, Covenants and Restrictions and By-Laws of Lenox Village of record in Instrument No. 20020315-0032826 and Supplemental in Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
(3) Charter of Lenox Village Neighborhood Homeowners' Association, Inc., of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
(4) Easement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
(5) Storm Water Detention Agreements of record in Instrument No. 20020628-0078164 and in Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
(6) Restrictive Covenant for Detached Structure of record in Instrument No. 20080529-0054712, Register's Office for Davidson County, Tennessee.
(7) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825 and Supplemental in Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
(8) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantees herein.

This is improved (__X__) Unimproved (____) property, known as **2602 Avery Park Drive, Nashville, TN 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 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/our hand(s) this **12th** day of **May, 2015.**

Chandler Wallace by Houston Howell attorney-in-fact

Chandler Wallace By: Houston Howell, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Houston Howell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Chandler Wallace** and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of **Chandler Wallace** and as the personal act and deed of the said for the purpose therein contained, by signing the name of **Chandler Wallace,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **May, 2015.**

My Commission expires: 11/6/17

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public