Davidson County	DEEDWARR
Recvd: 05/28/15 09:09	4 pgs
Fees:23.00 Taxes:686.35	
20150528-0048923	

#32344

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32344-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $185,500.00. Affiant Subscribed and sworn to before me this 26th day of May, 2015 Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 9, 2018

WARRANTY DEED

Address New Owner: Robert R. Lavieri 7160 Commonwealth Circle Nashville, TN 37221	**Send Tax Bills To:** Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 126 15 0 B 258 00CO

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, **Jennifer White**, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert R. Lavieri and wife, Melissa A. Lavieri** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7160 Commonwealth Circle, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

This is not now nor has it ever been the marital principal residence of the Grantor herein.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of May, 2015.

Jennifer White

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jennifer White**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2015.

Notary Public

My Commission Expires:

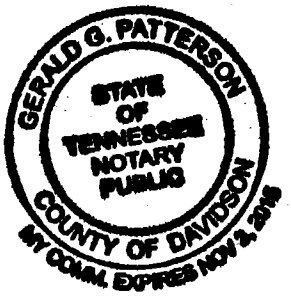


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Section Three Lexington Point Subdivision, as of record in Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer White by deed dated April 28, 2005 from Voniya McFadden and wife, Judith McFadden of record in Instrument No. 20050502-0048818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Lexington Point of record in Instrument No. 20001018-0103445, Instrument No. 20010522-0052909, Instrument No. 20020214-0019754, Instrument No. 20020219-0021061, and Instrument No. 20150220-0014706,Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Instrument No. 20020116-0006331, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7526, pages 315, 318 and 324, Register's Office for Davidson County, Tennessee.
6. Easement for ingress/egress of record in Book 11669, page 837, Register's Office for Davidson County, Tennessee.
7. Easement to BellSouth Telecommunications of record in Instrument No. 20010329-0030190, Register's Office for Davidson County, Tennessee.
8. Easement for transmission line of record in Book 4257, page 647, Register's Office for Davidson County, Tennessee.
9. Easement for right of way granted to TVA of record in Book 4205, page 194, and Book 4226, page 715, Register's Office for Davidson County, Tennessee.
10. Dedication of common area to Lexington Point Homeowner's Association, Inc of record in Instrument No. 20150123-0006862, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016