WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043533 DEEDWARR
Recvd: 06/03/15 13:23 2 pgs
Fees:13.00 Taxes:739.63
20150603-0051834

R-VRES-15-602

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/2/2015

(AFFIX SEAL)

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)
John E. Curley, III and Shannon P Curley	New Owner	
(NAME)	(NAME)	**173-09-0A-107.00-C O**
602 Saint Jules Lane		
(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 **SARA R. JOHNSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN E. CURLEY, III AND SHANNON P CURLEY, HUSBAND AND WIFE,** 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. 115 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara R. Johnson, unmarried by Warranty deed from Mia Howard Warbel, Joe Warbel, Mia Hightower Howard is now known as Mia Howard Warbel of record in Instrument No. 20090820-0078608 Register's Office for Davidson County, Tennessee, dated July 31, 2009 and recorded on August 20, 2009.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter.
- Plan of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto of record in Instrument No. 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459 and Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Charter of Lennox Village Lifestyle Center, III, LLC of record in Instrument No. 20130516-0049556, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument No. 20020501-0053757, as re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances in Instrument No. 20011129-0130322, Instrument No. 20011106-0121932, Book 7361, Page 230, Book 7985, Page 449 and Instrument No. 20010918-0100850, Register's Office for Davidson County, Tennessee.
- Easement for Water Mains and Appurtenances in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
- Access Easement and Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement(s) for Storm Water Detention of record in Instrument No. 20020408-0042675 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
- Deed conveyance from Lenox Village, III, a Tennessee limited liability company to Lenox Village Lifestyle Center, LLC, a Tennessee limited liability company of record in Instrument No. 20130605-0057293 , in the Register's Office for Davidson County, Tennessee.
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20130626-0065783, Instrument No. 20130916-0097049 and Instrument No. 20140314-0021537, in the Register's Office for

Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Right of Way of record in Instrument No. 20130927-0101913, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **602 Saint Jules Lane, 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 29th DAY OF MAY, 2015.

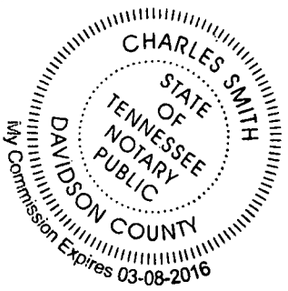
Sara R. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARA R. JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of May, 2015.

Notary Public
My Commission Expires: 03/08/2016
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212