WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048812 DEEDWARR
Recvd: 06/18/15 15:14 2 pgs
Fees:13.00 Taxes:691.90
20150618-0058512

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$187,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of June, 20 15

Notary Public

My Commission expires: 11-6-17

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Edith Tutler	SunTrust Mortgage, Inc.	173-9-A-608.00
2409 Alteras Drive	901 Semmes Avenue	
Nashville, TN 37211	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Warren M. Sevigny, a single man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Edith Tutler, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land located in Davidson County, Tennessee, being all of Lot No. 754, as shown on the Plan of Section One of Phase Eight, Lenox Village, according to plat and survey of same appearing of record in Instrument Number 20060824-0104608 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Warren M. Sevigny, a single man from Lindsay R. Burk, f/k/a Lindsay R. Jobe and husband, Jack Burk by Warranty Deed on May 16, 2014, of record in Instrument Number 20140520-0043277, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060824-0104608, Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record as Instrument Number 20020315-0032825, and made applicable to the subject to the subject to property by Instrument Number 20021226-0158459 and 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20020315-0032826, as made applicable by Instrument Numbers 20021226-0158458 and 20060321-0032383, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Neighborhood Associates, Inc., of record in Instrument Number 20010412-0045831, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20010918-0100850; 20010918-0100852; 20020628-0078164; 20051213-0149579; 20010918-0100849 and 20010918-0100851, Register's Office for Davidson County, Tennessee.
- Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This is improved property known as: **2409 Alteras Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 12, 2015.

Warren M. Sevigny

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Warren M. Sevigny** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 12, 2015

My commission expires 8/5/18

Notary Public

ANDREW M. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY