THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064420

BILL GARRETT, Davidson County
Trans: T20150056581 DEEDWARR
Recvd: 07/13/15 13:47 2 pgs
Fees: 13.00 Taxes: 566.10
20150713-0068008

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $133,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of July, 2015.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tue Le	New Owner	Tax Parcel ID No.
3512 Thornehill Drive		172120D002000CO
Antioch, TN 37013		

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, **Lauren E. Howe, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tue Le, unmarried**, ("Grantee"), his 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. B-10 of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460 and amended in Instrument No. 20050120-0007426 and as "Exhibit B" of Instrument No. 20031212-0178492, Register's Office of Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Lauren E. Howe, unmarried, and Douglas T. Howe, married, as joint tenants with right of survivorship, by deed dated October 2, 2009, and recorded October 8, 2009, in Instrument No. 20091008-0093893, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lauren E. Howe by Quitclaim Deed from Douglas T. Howe, recorded on the 20th day of March, 2015 in Instrument No. 20150320-0024327, 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 SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE , as recorded in Instrument No. 20031120-0169460.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument No. 20031212-0178492.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of Restrictions establishing SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 , as supplemented by instrument(s) of record in Instrument No. 20021226-0158459; 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.

Charter recorded at Instrument Nos. 20020412-0045831 and 20031016-0153550. Easement for Storm Water Detention, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, recorded in Instrument No. 20011129-0130322.

Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.

This is improved property located at 7003 Lenox Village Drive 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 10th day of July, 2015.

Lauren E. Howe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren E. Howe, 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 10th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018