WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065014 DEEDWARR
Recvd: 08/05/15 15:00 2 pgs
Fees:13.00 Taxes:481.00

20150805-0078085

R-BM-15-7221

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(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)
Jennifer M. Tomlin	**Peoples Home Equity**	
(NAME)	(NAME)	
7221 Althorp Way, M-2	**5205 Maryland Way, Suite 100**	**172-12-0D-324.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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 **ALAINA NICOLE ARBUCKLE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JENNIFER M. TOMLIN, AN UNMARRIED WOMAN,** 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 Unit No. M-2 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to A. Nicole Marley, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20051114-0137444 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 14, 2005. The said A. Nicole Marley having since married and now being known as Alaina Nicole Arbuckle.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Matters shown on the Plan of record as Instrument Number 20050322-0031182, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Instrument No. 20011129-0130322, Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, 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 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
- Special Covenants and Restrictions as set out as Exhibit "C" to the instrument of record in Instrument No.

20031212-017842, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 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: **7221 Althorp Way, M-2, 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 30th DAY OF JULY, 2015.

Alaina Nicole Arbuckle by John Gleaves as Attorney in Fact

Brandon Michael Arbuckle by John Gleaves as Attorney in Fact

The said Brandon Michael Arbuckle, spouse of Alaina Nicole Arbuckle, joins herein to convey any and all marital interest he may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALAINA NICOLE ARBUCKLE and BRANDON MICHAEL ARBUCKLE, and who acknowledged he/she/they executed the same as the free act and deed of the said ALAINA NICOLE ARBUCKLE and BRANDON MICHAEL ARBUCKLE.

Witness my hand and official seal, this the 30th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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