THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054136** Prepared by: Record and Return to: Chapman & Rosenthal Title, Inc. 1620 Westgate Circle, Suite 150 Brentwood, TN 37027	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 28th day of August, 2015. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Susan B. Montgomery 616 St. Jules Ln Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-099.00-CO

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, **Diana A. Hodges, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan B. Montgomery and Nathan E Montgomery Sr., wife and husband**, ("Grantees"), their 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 all of Lot No. 108 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 Diana A. Hodges and Matthew Anderson Hodges, wife and husband by Special Warranty deed from Relocation Advantage, LLC of record in Instrument No. 20070517-0059092 Register's Office for Davidson County, Tennessee, dated April 25, 2007 and recorded on May 17, 2007.

Also being the same property conveyed to Diana A Hodges, unmarried by Quitclaim Deed from Matthew Anderson Hodges, unmarried, of record in Instrument No. 20150901-0088920, Register's Office for Davidson County, Tennessee, recorded on the _____ day of _____, 2015.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020731-0091872, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20021226-0158459 and Instrument Number 20020911-0110906, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 20020412-0045831, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150074542 DEEDWARR
Recvd: 09/01/15 15:20 2 pgs
Fees:13.00 Taxes:999.00
20150901-0088921

Conveyance of common areas of record in Instrument Number 20020501-0053757, as re-recorded in Instrument Number 20020507-0056338, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances in Instrument Number 20011129-0130322, Instrument Number 20011106-0121932, Book 7361, page 230, Book 7985, page 449 and Instrument Number 20010918-0100850, Register's Office for Davidson County, Tennessee.
Easement for Water Mains and Appurtenances in Instrument Number 20011112-0123853, Register's Office for Davidson County, Tennessee.

Access Easement and Easement for Right of Way and Sign of record in Instrument Number 20010103-0000902, Register's Office for Davidson County, Tennessee.

Easement(s) for Storm Water Detention of record in Instrument Number 20020408-0042675 and Instrument Number 20020408-0042676, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 616 St. Jules Ln Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 _____ day of August, 2015.

Diana A. Hodges

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Diana A. Hodges, 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 28 day of August, 2015.

Notary Public

My Commission Expires: 09/28/2016

NANCI LONGORIA
MY COMMISSION EXPIRES
September 28, 2016