WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150079343 DEEDWARR
Recvd: 09/17/15 15:46 2 pgs
Fees:13.00 Taxes:499.13
20150917-0094695

Y-PARKS-15-7231

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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)
Tyler C. Bargatze	SAME	
(NAME)	(NAME)	**172-12-0D-392.00-CO**
7231 Althorp Way, Unit 4		
(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 **AMANDA H. HUFSTEDLER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TYLER C. BARGATZE, AN UNMARRIED MAN,** 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 R-4 as shown on Exhibit B2 and B5 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 and shown as Exhibit A and B-2 of 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 Amanda C. Hawk, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060706-0080907 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 06, 2006.

Amanda C. Hawk having since married and is now known as Amanda H. Hufstedler. The above referenced property has never been the principal marital residence of Amanda H. Hufstedler and spouse, Sam Hufstedler.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years, a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20050322-0031182, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "B5" to the Supplemental Declaration of record in Instrument No. 20050324-0032209, and as Exhibit "B2" to the First Amendment to Supplemental Declaration of record in Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument No. 20050407-0038449 and Instrument No. 20010703-0070464, in the Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village of record in Instrument No. 20020315-0032825, Instrument No. 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.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20031212-017842, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405 (Residential Neighborhood of Lenox Village), Register's Office for Davidson County, Tennessee,
• By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
• Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, 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, Register's Office for Davidson County, Tennessee
• Easement(s) of record in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, 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.
• Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230 and Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20060706-0080907 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: **7231 Althorp Way, Unit 4, 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 15th DAY OF SEPTEMBER, 2015.

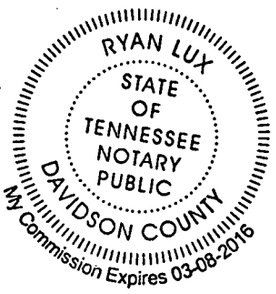
Amanda H. Hufstedler
Amanda H. Hufstedler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA H. HUFSTEDLER, 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 15th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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