BILL GARRETT, Davidson County
Trans:T20150079938 DEEDWARR
Recvd: 09/21/15 09:12 2 pgs
Fees:13.00 Taxes:543.53
20150921-0095412

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $146,900.00

Mark A. Raasch
Affiant

Subscribed and sworn to before me, this 18th day of September, 2015

Rebecca A. Dohoda
Notary Public

My commission expires: 5/23/16

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Ste. 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark A. Raasch	**Pinnacle Bank**	**172-12-0D-307.00 CO**
MAR 1412 Beech Hollow Ct ~~**7009 Lenox Village Drive, #307**~~	**150 3rd Avenue South, Suite 900**	
Nashville, TN 37211	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jessica I. Phillips, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark A. Raasch, a married man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 307 a/k/a Unit E-30, as shown on Exhibit B-1 & B-2 of 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 (Building E), of record as Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jessica I. Phillips, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20060706-0081181, Register's Office for Davidson County, Tennessee, dated July 05, 2006 and recorded on July 06, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

All matters shown on the Plan of record in Instrument 20050120-0007426; Covenants, Conditions and Restrictions of Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 20020315-0032826, and Supplemental Declaration of Charter in Instrument 20031212-0178492, as made applicable by Supplemental Declaration of Charter in Instrument 20050119-0006853; Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825,

supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449; Charter of the Lenox Village Town Center Assn. Inc. in Instrument 20031016-0153550; Stormwater Detention Agreement in Instrument 20020408-0042676; Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in Instrument 20011129-0130322; Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20030923-0140666; Ingress/Egress Easement reserved in Instrument 20010103-0000902; Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Grantee herein is prohibited from conveying captioned property for any sales price, for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price, until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

This is improved (X) unimproved (____) property known as 7009 Lenox Village Drive, #307, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 hand this 18th day of September, 2015.

Jessica I. Phillips

STATE OF Tennessee

COUNTY OF Davidson

I, Rebecca A. Dohoda, a Notary Public of the County and State first above written, do hereby certify that Jessica I. Phillips personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of September, 2015.

Notary Public

My Commission Expires: 5/23/16

(SEAL)

Rebecca A. Dohoda
Notary Public
State of Tennessee
Rutherford County

File #: **2151559**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129