BILL GARRETT, Davidson County
Trans: T20150090329 DEEDWARR
Recvd: 10/23/15 09:01 2 pgs
Fees: 13.00 Taxes: 780.66
20151023-0107903

Box 14
G-27788-4

WARRANTY DEED

Lawyer's Escrow Service, Inc
2021 Richard Jones Rd, Ste 220
Nashville, TN 37215

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

State of Tennessee
County of ~~Davidson~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is **$210,990.00**

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2015.

Notary Public

My commission expires: 7-2-2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Drain	Churchill Mortgage Corp	**Map 173-09-0-A, Parcel 673.00co**
2718 Dracut Lane	761 Old Hickory Blvd Suite 400	
Nashville, TN 37211	Brentwood TN 37027	

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

Justin M. Chartier, married

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

James Drain, unmarried 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 Lot No. 718 on the Resubdivision of Lots 715 through 720, on the Plan of Lenox Village, Phase Eight, of record in Instrument No. 20080508-0047736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Justin M. Chartier, an unmarried man by Deed from Regent Homes, LLC, a Tennessee limited liability company, dated February 23, 2009, of record in Instrument No. 20090224-0016202, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of James M. Chartier, pursuant to a Power of Attorney executed by same on the 1st day of October, 2015, of record in Instrument No. 20151023-0107902, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of the Grantor's spouse.

This conveyance is made subject to the following:
(1) The Plan of record as shown in Instrument No. 20080508-0047736, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Master Deed Restrictions of record in Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459, and by Instrument No. 20060321-0032382, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions and Restrictions of Lenox Village, of record in Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and in Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.
(4) Charter of Lenox Village Homeowners' Association, Inc. of record in Instrument No. 20010412-004583, Register's Office for Davidson County, Tennessee.
(5) Easement for sanitary sewer, storm drainage and water main with appurtenances, of record in Instrument No. 20010918-0100850 and in Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
(6) Stormwater Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, Register's Office for Davidson County, Tennessee.
(7) Agreements for Dedication of Easements for Sanitary Sewers and/or Storm Drainage, of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

(8) Rights of others in and to the common areas.
(9) Taxes for 2015 which have been prorated and paid by the Grantor herein.

This is improved (__X__) Unimproved (____) property, known as **2718 Dracut Lane, 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/our hand(s) this **8th** day of **October, 2015.**

Justin M. Chartier By: Debbie O'Neil, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Debbie O'Neil**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Justin M. Chartier** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Justin M. Chartier** for the purpose therein contained, by signing the name of **Justin M. Chartier** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **8th** day of **October, 2015**.

My Commission expires: 5-8-18

Notary Public

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY