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Box 36

BILL GARRETT, Davidson County
Trans:T20150092678 DEEDWARR
Recvd: 10/30/15 13:40 3 pgs
Fees:18.00 Taxes:666.00
20151030-0110696

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Bobbie Cooper My Commission Expires December 6, 2016 STATE OF TENNESSEE	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00. Affiant Subscribed and sworn to me on October 29, 2015. NOTARY PUBLIC RICHARD W. SEBASTIAN NOTARY PUBLIC EXPIRES TENNESSEE MAY 6, 2019 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28938SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mark A. Lynn 7009 Lenox Village Drive, Ste. 101 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-101 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Mark A. Lynn, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 101 a/k/a Unit E-1, 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, said Register's Office.
>
> Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Deed from Lenox Village Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20061002-0121808 in the Register's Office for Davidson County, Tennessee and corrected by Scrivener's Affidavit of record as Instrument No. 20151016-0105480, in said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2016 and subsequent Taxes are assumed by the Grantee.
2. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
3. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, in said Register's Office, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050119-0006853 in said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676 in said Register's Office.
5. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, in said Register's Office.
6. Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record as Instrument No. 20030923-0140666 in said Register's Office.
7. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
8. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, in said Register's Office.
9. Matters shown on plan of record as Instrument No. 20050120-0007426 and as Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee.
10. Subject to the lien for special assessments contained in the Declaration of Charter, Easements, Covenants and Restrictions, and the Master Deed Restrictions.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7009 Lenox Village Drive, Ste. 101, 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on October 29, 2015.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Chief Manager of Lenox Village Properties, LLC, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on October 29, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD SEBASTIAN NOTARY PUBLIC EXPIRES TENNESSEE MAY 6, 2019 DAVIDSON COUNTY