STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150094800 DEEDWARR
Recvd: 11/06/15 10:45 2 pgs
Fees:13.00 Taxes:573.50
20151106-0113288

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2015.

Notary Public
MY COMMISSION EXPIRES: 6-30-18
File No. G15-3127D

LISA WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Andre Lynch (NAME)	Andre Lynch (NAME)	43-14-B-34.00 CO
2044 Lombardia Lane (STREET ADDRESS)	2044 Lombardia Ln (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Patrick Edward. Doran, heir at law of Eileen M. Doran**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andre Lynch**, 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. 34 on the plan of LANIER PARK, PHASE ONE, as shown by plat of record in Instrument # 20021022-0129511, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Eileen M. Doran, An Unmarried Woman from Affordable Housing Resources, Inc., by Warranty Deed dated April 22, 2010, as Instrument No. 20100510-0035691, in the Register's Office for Davidson County, Tennessee. The said Eileen M. Doran having since died intestate June 6, 2015 leaving Patrick E. Doran as her only heir at law.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Charter of Homeowner's Association of record in Instrument # 200606150071684, Register's Office for Davidson County, Tennessee.

3. Bylaws of record in Instrument # 200606150071685, Register's Office for Davidson County, Tennessee.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200210220129511, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, and Restrictions as recorded in Instrument # 200206190074290 and Instrument # 200708130096820 Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20020307-0028887, said Register's Office.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.
The signature of Patrick Edward Doran is signed by his/her duly appointed Attorney-in-fact Patrick M. Doran, pursuant to the Power of Attorney recorded in Instrument No. 20151106-0113287, said Register's Office.

This is improved property, known as 2044 Lombardia Lane, Madison, TN 37115.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 30th day of October, 2015.

PATRICK EDWARD. DORAN

By: Patrick Edward Doran by Patrick M. Doran October 30, 2015
Patrick M. Doran, Attorney-in-Fact Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Patrick M. Doran, Attorney-in-Fact for Patrick Edward. Doran, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30th day of October, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066