WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150101970 DEEDWARR
Recvd: 12/02/15 11:53 2 pgs
Fees:13.00 Taxes:751.10
20151202-0121502

JONATHAN TRISTON JOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-8-16

(AFFIX SEAL)

O-RR-15-517

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)
Bailey J. McQuary	← Same	
(NAME)	(NAME)	**172120D54200CO**
517 St. Jules Lane		
(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 **PATRICK N. HANSBERRY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BAILEY J. MCQUARY,**_____, 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 No. 808 as shown on Exhibit "B" 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 (Additional 21 Townhomes Unit of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182 as revised by Instrument No. 20061103-0136911 in said Register's Office.

Being the same property conveyed to Patrick N. Hansberry, an unmarried person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 2nd day of August, 2007 in Instrument No. 20070802-0092073, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Exhibit B of Instrument No. 20060622-0074677 and Instrument Nos. 20050322-0031182 and 20061103-0136911, Register's Office Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060622-0074677, 20031212-0178492, 20050324-0032209, 20050815-0096405, 20020315-0032826, 20021226-0158458, 20040526-0062220, 20040526-0062221 and 20050119-0006853, Register's Office Davidson County, Tennessee.
- Charter of Lenox Village Town Center Association, Inc. recorded at Instrument No. 20031015-0153550.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed Restrictions establishing LENOX VILLAGE of record in Instrument No. 20020315-0032825; also subject to easements, rights and interests 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 building thereon.
- Easement for Sanitary Sewers and/or Storm Drainage recorded in Instrument Nos. 20030923-0140666 and 20040310-0027422.
- Storm Water Detention Agreement recorded in Book 7361, Page 230 and Instrument No. 20050822-0099609.
- Articles of Organization recorded at Instrument No. 20031203-0173953.
- Easement recorded in Instrument No. 20020408-0042676.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 St. Jules Lane, 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 30th DAY OF NOVEMBER, 2015.

X _____
Patrick N. Hansberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK N. HANSBERRY, 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 30th of November, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED