Book 14
27982-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$307,000.00.** Affiant Subscribed and sworn to before me, this the 17th day of December, 2015. Notary Public My commission expires: 11/20/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150107459 DEEDWARR
Recvd: 12/21/15 11:38 2 pgs
Fees:13.00 Taxes:1135.90
20151221-0127939

DEBORAH M. LOVELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Sean P. Donahue	**New Owner**	**Map 105-14-0-A Parcel 014.00co**
9307 Old Smyrna Road		
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,

George L. Lenox, III and wife, Anne E. Lenox

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

Sean P. Donahue

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. 2048 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office or Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

BEING the same property conveyed to George L. Lenox, III and wife, Anne E. Lenox by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, of record in Instrument No. 20050502-0048307, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to George L. Lenox, III and wife, Anne E. Lenox by Warranty Deed from Craighead Patten Properties II, a Tennessee general partnership, of record in Instrument No. 20050502-0048307, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20040909-0109214, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) All matters shown on the Plan of record in Book 57, page 95, and Book 4675, page 58, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions, Restrictions and By-Laws of Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee.
(4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20040910-0109386 and Instrument No. 20040910-0109387, Register's Office for Davidson County, Tennessee.
(5) Taxes for 2015 a lien, now due and payable, which have been prorated and paid by the Grantors herein.

This is improved (_X_) Unimproved (____) property, known as **2048 Elliott Avenue, Nashville, TN 37204**

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 17th day of **December, 2015.**

George L. Lenox, III

Anne E. Lenox

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **George L. Lenox, III and Anne E. Lenox,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of **December, 2015.**

Notary Public

My Commission Expires: July 8, 2019

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY