BILL GARRETT, Davidson County
Trans:T20150110052 DEEDWARR
Recvd: 12/30/15 12:48 3 pgs
Fees:18.00 Taxes:514.30
20151230-0131117

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32768-12-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $139,000.00 Affiant Subscribed and sworn to before me this 28th day of December, 2015. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sarah Eileen Nagy 2120 Lebanon Pike, #14 Nashville, TN 37210	MB Financial 2350 Green Rd #100 Ann Arbor MI 48105	Map and Parcel No.: 095 05 0 B 014 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey Martin Jones, a married woman, who acquired title as Lindsey Sharice Martin, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah E. Nagy, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2120 Lebanon Pike, Unit #14, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Santana Jones, husband of Lindsey Martin Jones, joins in the execution of this instrument for the purpose of conveying all of his interest, marital or otherwise, in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of December, 2015.

Lindsey Martin Jones

Santana Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey Martin Jones and Santana Jones, 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, at office, this 28th day of December, 2015.

Notary Public
My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 14, together with the appurtenant interest in the common elements of Easthaven Townhomes, a horizontal property regime established by Declaration of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee, said Unit being depicted on; the Site Plan attached as Exhibit "A-2" to the aforementioned Declaration.

Being the same property conveyed to Lindsey Sharice Martin, an unmarried woman, by deed dated March 18, 2011 from Joseph Proctor and wife Michelle Proctor, of record in Instrument No. 20110324-0022915, Register's Office for Davidson County, Tennessee. Lindsey Sharice Martin having since married and now being known as Lindsey Martin Jones.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 095 05 0 B 014 00CO.
2. Dedication of common area to Easthaven Townhomes Owners Association, Inc. of record in Instrument No. 20020709-0082358, rerecorded in Instrument No. 20020710-0083021, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Easthaven Townhomes, of record in Instrument No. 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961, and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20040319-0031672, Register's Office for Davidson County, Tennessee.
6. Easement for ingress/egress of record in Instrument No. 20031007-0147962, Register's Office for Davidson County, Tennessee.