RECORD AND RETURN THIS
INSTRUMENT PREPARED BY:
I'Ashea Myles-Dihigo
Hagan Law Group
119 East Main Street
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20160000996 DEEDQC
Recvd: 01/06/16 09:09 3 pgs
Fees:17.00 Taxes:0.00

20160106-0001056

STATE OF TENNESSEE) ss
COUNTYOF DAVIDSON)

The actual consideration for this transfer is $10.00.

Arles Araujo / Mercedes Araujo
Affiant

Subscribed and sworn to before me on this 30 day of December, 2015.

Dharam M Goyal
Notary Public

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL NO.
Arles Araujo Mercedes Araujo Lilly Chan Gerrard 8045 Bienville Drive Nashville, TN 37211	Same as New Owner	172-12-D-510.00 CO

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, receipt and sufficiency all of which are hereby acknowledged, **Arles Araujo and Mercedes Arajuo,** Husband and Wife, (hereinafter "Grantors") do hereby assign, transfer, convey and quitclaim unto **Arles Araujo and Mercedes Arajuo,** Husband and Wife, **and Lily Chan Gerrard,** an unmarried woman, as joint tenants with rights of survivorship, (hereinafter "Grantees"), their heirs and assigns certain real estate in Davidson County, Tennessee, which is described more fully in **EXHIBIT A,** attached hereto and incorporated herein.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters for public record as may affect the subject real property described in Exhibit A.

This is improved real property located at 8045 Bienville Drive, Y-2, Nashville, TN 37211.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 30 day of December, 2015.

Arles Araujo
ARLES ARAUJO

Mercedes Araujo
MERCEDES ARAUJO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARLES ARAUJO, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30 day of December, 2015.

NOTARY PUBLIC

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

My Commission Expires: 05/08/2018

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MERCEDES ARAUJO, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 30 day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. Y-2 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 2006310-0028273 in the Register's Office for Davidson County, Tennessee.

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

1. 2006 Davidson County Taxes have been prorated by the parties and paid by Grantor; 2007 and subsequent taxes are assumed by the Grantee; and
2. Matters shown on Plan of record as Instrument No. 20060118-006550 and as Exhibit A of Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060120-0007913 in said Register's Office; and
4. Declaration of Charter, Easement, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 in said Register's Office; and
5. Special Covenants and Restrictions for The Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492 and made applicable to subject property by Instrument No. 20060120-0007914 in said Register's Office; and
6. Stormwater Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office; and
7. Agreement of Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in said Register's Office; and
8. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
9. Subject to the rights of others in and to the common areas and elements; and
10. Subject to the lien for special assessments contained in the Declaration of Charter, Easements, Covenants and Restrictions, and the Master Deed Restrictions, as amended.

Being the same property conveyed to Arles Arajuo and wife Mercedes Arajuo, from Regent Homes, LLC, a Tennessee Limited Liability Company, on October 23, 2006 by Instrument No. 20061025-0132449 of Record in the Register's Office of Davidson County, Tennessee.

This property is also known as improved property located at 8045 Bienville Drive, Y-2, Nashville, TN 37211.