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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br>**FTEC File No. 32786-12-2015**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.<br><br>Affiant<br>Subscribed and sworn to before me this 21nd day of January, 2016.<br><br>Notary Public<br>My Commission Expires: 5-2-2016 |

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

# WARRANTY DEED

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| **Address New Owner:**<br>Mark Raasch, Theresa Wiant<br>7104 Lenox Village Dr.<br>Nashville, TN 37211 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>173 09 0 A 027 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, **David W.Smartt, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark A. Raasch and Theresa Wiant, husband and wife** ("Grantee"), its successors, 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 7104 Lenox Village Dr., Nashville, TN 37211

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

And Grantor covenants that it 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160006413 DEEDWARR
Recvd: 01/25/16 14:56 3 pgs
Fees:18.00 Taxes:832.50
20160125-0007030

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 21st day of January, 2016.

David W.Smartt

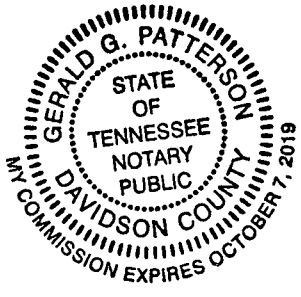
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David W.Smartt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained,

Witness my hand, at office, this 21st day of January, 2016.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section One Lenox Village, as of record in Instrument No. 20020319-0033866, Register's Offce for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David W. Smartt and wife Renelle Smartt by deed dated October 4, 2002 from Signature Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20021008-0122240, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Smartt by Quitclaim Deed dated January 13, 2016 from Renelle Smartt, of record as Instrument No. 20160114-0004179, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 173 09 0 A 027 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032825, supplemented in Instrument No. 20040526-0062221, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Lenox Village, of record in Instrument No. 20020315-0032826, amended in Instrument No. 20021226-0158458, supplemented in Instrument No. 20040526-0062220, corrected in Instrument No. 20050113-0005133, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020501-0053757, re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
8. All matters appearing on the Plan of record as Instrument No. 20020319-0033866, Register's Office for Davidson County, Tennessee.