WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007921 DEEDWARR
Recvd: 01/29/16 10:56 2 pgs
Fees:13.00 Taxes:512.45
20160129-0008836

Y-VRES-16-7001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Design Homes Inc.	new owner	
(NAME)	(NAME)	**172-12-0D-011.00-CO**
7001 Lenox Village Drive #A11	7233 Althorp Way S #10	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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 **PHOEBE SHARP, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DESIGN HOMES INC.,** 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. A-11, of Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20031120-0169460, and as shown on Exhibit "B" of Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, to which reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Phoebe Sharp, an unmarried woman by Warranty deed from Reid H. Bennett and husband, Franklin L. Bennett of record in Instrument No. 20120524-0044981 Register's Office for Davidson County, Tennessee, dated May 22, 2012 and recorded on May 24, 2012.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record as Instrument Number 20031120-0169460, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Village, a Traditional Neighborhood Development of record in Instrument Number 20020315-0032825, as supplemented in Instrument 20021226-0158459 and Instrument 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20060321-0032383, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood Assn. Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408- 0042676, Register's Office for Davidson County, Tennessee
- Restrictions of record as Instrument Number 20120524-0044981 in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7001 Lenox Village Drive #A11 , 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 27th DAY OF JANUARY, 2016.

Phoebe Sharp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHOEBE SHARP, 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 27th of January, 2016.

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