THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126052**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,950.00. Affiant Subscribed and sworn to before me, this 15th day of February, 2016. Notary Public My Commission Expires: _____

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160013792 DEEDWARR
Recvd: 02/19/16 10:33 2 pgs
Fees:13.00 Taxes:739.82

20160219-0015849

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lindsey A. Adams 614 ST. JULES LANE Nashville TN 37211-7036	New Owner	Tax Parcel ID No. 173090A10000CO

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, **Graham D. Austin and Katherine M. Austin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsey A. Adams, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Lenox Village, Revision One, Section Two of record in Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Graham D. Austin and wife, Katherine M. Austin by Warranty Deed from William E. Cupples and Sherri L. Cupples, husband and wife, recorded on the 6th day of December, 2013 in Instrument No. 20131206-0124446, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, PLAN OF REVISION ONE, LENOX VILLAGE, as recorded in Instrument No. 20020731-0091872, revised at Instrument No. 20020705-0081261 and Plat Book 421, Page 146.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032826, 20040526-0062220, 20050324-0032209, 20050815-0096405, 20060120-0007914, 20060321-0032383, 20070103-0001284, 20070830-0104306, 20080326-0030439, 20080326-0030449 and 20080403-0033974.
Terms and provisions of by-Laws of Lenox Village Neighborhood Association, Inc. recorded in Instrument No. 20020315-0032826.

Charter of Lenox Village Neighborhood Association, Inc. recorded at Instrument No. 20020412-0045831.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION 2, PLAN OF REVISION ONE, LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825 , as supplemented by instrument(s) of record in Instrument Nos. 20060120-0007913 and 20060321-0032382 ; also subject to easements, rights and interests in favor of other unit

owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20020408-0042676.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20011129-0130322.

Easement for Stormwater Detention Agreement, recorded in Book 7361, Page 230.

Easement for Right of Way and Sign, recorded in Instrument No. 20010103-0000902.

Quit Claim Deed in favor of Lenox Village Neighborhood Association, Inc. for common elements recorded at Instrument No. 20020501-0053757, re-recorded at Instrument No. 20020507-0056338.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449 and Instrument Nos. 20011106-0121932 and 20010918-0100850.

Agreement for Dedication of Easement, Water Mains and Appurtenances as set forth in instrument recorded in Instrument No. 20011112-0123853.

Easement for the flow of the waters of the Mill Creek , and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Mill Creek , free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Mill Creek.

Rights of others in and to common areas of Lenox Village.

Drainage Easement and Maintenance Agreement(s) for Detention Facilities recorded at Instrument Nos. 20150817-0082475, 20150817-0082476 and 20130605-0057294.

Grant of Easement(s) recorded at Instrument Nos. 20130916-0097049 and 20130626-0065783.

This is improved property located at 614 ST. JULES LANE Nashville TN 37211-7036

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of February, 2016.

Graham D. Austin

Katherine M. Austin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Graham D. Austin and Katherine M. Austin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of February, 2016.

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018