WARRANTY DEED

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00 158,000

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1794B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert M. Costello	Pinnacle Bank	172-12-0D-329.00-CO
7221 Althorp Way	150 3rd Avenue South #900	
Nashville, TN 37211-7147	Nashville, TN 37201	

Davidson County DEEDWARR
Recvd: 03/17/16 11:49 3 pgs
Fees:18.00 Taxes:584.60
20160317-0025404

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAMELA P. DORAN, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ROBERT M. COSTELLO, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. M-7 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Pamela P. Doran, a married woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20051117-0139259 Register's Office for Davidson County, Tennessee, dated November 10, 2005 and recorded on November 17, 2005.

Stephen L. Doran, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20050322-0031182, Register's Office of 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, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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

Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20011129-0130322, Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.

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 in Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 7221 Althorp Way, Nashville, TN 37211-7147

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 16th day of March, 2016.

Pamela P. Doran

Stephen L. Doran,

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PAMELA P. DORAN AND STEPHEN L. DORAN the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 16th day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1794B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

When recorded, please return to
Realty Title and Escrow Co., Inc.
206 A Cool Springs Blvd #106
Franklin, TN 37067

True Copy Certification

I, Deborah K. Devine, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Nancy Schneider, a notary public for this county and state, Deborah K. Devine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

