WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160024994 DEEDWARR
Recvd: 03/29/16 08:49 2 pgs
Fees:13.00 Taxes:514.30
20160329-0029212

Y-KW-16-7007-D11

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSICA LASCOLLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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)
Prakash Patel	Highlands Residential mortgage, LTD	
(NAME) 309 Dandelion Drive	(NAME) 12001 N. Central Expressway, Suite 750	172-12-0D-041.00-CO
(ADDRESS) Lebanon, TN 37087	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CYNTHIA COLE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PRAKASH PATEL, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-11 of Section One, The Town Center Homes at Lenox Village, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing of record in Instrument Number 20031120-0169460 and as Exhibit "B" of Instrument No. 20031212-0178492, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Heather L. Herod, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20050131-0011096 Register's Office for Davidson County, Tennessee, dated January 28, 2005 and recorded on January 31, 2005.
Being the same property conveyed to Cynthia Cole by Warranty deed from Heather Herod Cole, married of record in Instrument No. 20141002-0091065 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 02, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. MTL1322

- 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
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- 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: **7007 Lenox Village Drive #D-11, 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 23rd DAY OF MARCH, 2016.

Cynthia Cole by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CYNTHIA COLE, and who acknowledged he/she/they executed the same as the free act and deed of the said CYNTHIA COLE.

Witness my hand and official seal, this the 23rd of March, 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

John Gleaves executed this instrument on behalf of Cynthia Cole pursuant to the Power of Attorney, executed by Cynthia Cole, dated March 15, 2016, of record in Instrument No. 20160329-0029212 Registers Office for Davidson County, Tennessee.