THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016384**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $137,500.00 Affiant Subscribed and sworn to before me, this 18th day of March, 2016. Notary Public My Commission Expires: 8/18/18

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20160025091 DEEDWARR
Recvd: 03/29/16 09:43 2 pgs
Fees:13.00 Taxes:508.75
20160329-0029322

WARRANTY DEED

Address New Owner: Ashley Casavant 7233 Althorp Way S12 Nashville TN 37211-7160	Send Tax Bills To: same address as new owner	Tax Information: Tax Parcel ID No. 172-12-0D-414.00-CO

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, **Sarah Blair, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ashley Casavant, an unmarried woman** ("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 Unit S-12 as shown on Exhibit B2 & B5 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 and shown as Exhibit A and B of record as 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 Sarah Blair, an unmarried woman by Warranty deed from Justine S. Gregory, n/k/a Justine Gregory Dodson, married of record in Instrument No. 20110301-0016578 Register's Office for Davidson County, Tennessee, dated February 25, 2011 and recorded on March 01, 2011.

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.

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

All matters shown on Plat recorded as Exhibit "B" in Instrument No. 20050324-0032209, as amended in Instrument No. 20050815-0096405, and Instrument No. 20050322-0031182, 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, Register's Office for Davidson County, Tennessee.
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations,

options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lenox Village, a Traditional Neighborhood Development , and recorded in Instrument Nos. 20020315-0032826; 20021226-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005132; 20040526-0062221; 20050119-0006853; 20050324-0032209; 20050815-0096405 , Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Town Center Association, Inc. Homeowner's Association of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Lenox Village Neighborhood Association Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
Master Deed Restrictions of record in Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee.
Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village, a Traditionsl Neighborhood Development of record in Instrument No. 20020315-0032826 and as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, (as corrected in Instrument No. 20050113-0051330) Instrument No. 20040526-0062221; Instrument No. 20050119-0006853; Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405, Register's Office for Davidson County, Tennessee.
By-Laws of Lenox Village, a Traditional Neighborhood Development of record in said Declaration of Charter, Easements, Covenants and Restrictions of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Book 7361, Page 230, and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
Grant Easement of record in Instrument Number 20130916-0097049 and Instrument No. 20130626-0065783, in the Register's Office for DavidsonCounty, Tennessee.

This is improved property located at 7233 Althorp Way S12 Nashville TN 37211-7160

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 18th day of March, 2016.

Sarah Blair

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Blair, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2016.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

Record & Return To:
Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127