Davidson County DEEDWARR
Recvd: 04/01/16 11:13 3 pgs
Fees:18.00 Taxes:758.50
20160401-0030995

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $205,000.00.

Cathleen L. Schooley
Affiant

Subscribed and sworn to before me this 30 day of March, 2016

Notary Public
My Commission expires: 8-14-17
(Affix Seal)

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cathleen L. Schooley	New Owner	173-09-0A-090.00CO
632 Saint Jules Lane		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jennifer M. Cooper n/k/a Jennifer Cooper Wilson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cathleen L. Schooley, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot or Unit No. 93 on the plan of Revision One, Section Two, Lenox Village of record in Instrument Number 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jennifer M. Cooper, unmarried from NVR, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION by Warranty Deed on November 26, 2002, of record in Instrument Number 20021204-0149131, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Instrument No. 20020705-0081261, as revised in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Lenox Village Homeowner's Association, Inc., of record in Instrument No. 20020501-0053757, re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Homeowner's Association, Inc., of record in Instrument No. 20020412-0045831, and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826, as amended and supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060221-0020352, Instrument No. 20060321-0032383, Instrument No. 20060120-0007914, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, and Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
- Master Deed of Lenox Village Homeowner's Association, Inc. of record in Instrument No. 20020315-0032825, as amended and supplemented in Instrument No. 20021226-0158459, Instrument No. 20040523-006221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382, and Instrument No. 200803260030449, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20040408-0042676, Register's Office for said County; Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7361, page 230, Book 7985, page 449, Instrument No. 20011106-0121932, and Instrument No. 20010918-0100850, Register's Office for said County; Easement for Sanitary Sewers, Storm

Drainage and Water Main with Appurtenances of record in Instrument No. 20011129-0130322, and Instrument No. 20011112-0123853, Register's Office for said County; Subject to all matters on Plat Book 421, page 146, Register's Office for said County; Easement of record in Instrument No. 20020408-0042676, Register's Office for said County; Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein; Rights of the upper and lower riparian owners to the flow of the waters of Mill Creek free from diminution and pollution; Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: **632 Saint Jules Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 30, 2016.

Jennifer Cooper-Wilson

Jennifer Cooper Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer Cooper Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE