THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047133**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $149,000.00. Affiant Subscribed and sworn to before me, this 5th day of May, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160038062 DEEDWARR
Recvd: 05/06/16 15:21 2 pgs
Fees:13.00 Taxes:551.30
20160506-0045347

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tue Le 8047 Bienville Drive #11 Nashville TN 37211	New Owner	Tax Parcel ID No. 172-12-0D-507.00 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, **Michael D. Beeman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tue Tri Le, unmarried**, ("Grantee"), his 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 No. X-11 as shown on Exhibit A of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register s Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register s Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register s Office.

Being the same property conveyed to MICHAEL D. BEEMAN, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20060823-0104053, dated August 18, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 172-12-0D-507.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record as Instrument No. 20060118-0006550 and as Exhibit A of Instrument No. 20060309-0027423, said Register's Office.

Master Deed restrictions of record in Instrument No. 20020315-0032825, made applicable by Instrument No. 20060120-0007913, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20020315-0032826, made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423; Supplemental Declaration of record as Instrument No. 20031212-0178492, said Register's Office.

Storm Water Detention Agreement of record as Instrument No. 20051221-0152802, said Register's Office.

Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee of record as Instrument No. 20030828-0125180, said Register's Office.

This is improved property located at 8047 Bienville Drive #11 Nashville TN 37211

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 5th day of May, 2016.

Michael D. Beeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 5th day of May, 2016.

Notary Public

My Commission Expires: _____

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