WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042340 DEEDWARR
Recvd: 05/20/16 08:10 2 pgs
Fees:13.00 Taxes:629.00
20160520-0050470

O-VRES-16-7009-310-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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)
Nicole Thomas	**SWBC Mortgage Corp**	
(NAME) **7009 Lenox Village Dr #310**	(NAME) **9311 San Pedro Ave., Ste. 100**	**172-12-0D-310.00-CO**
(ADDRESS) **Nashville, TN 37211-7166**	(ADDRESS) **San Antonio, TX 78216**	
(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, **JOHN A. COBIA, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICOLE THOMAS, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 310 a/k/a Unit E-32, as shown on Exhibit B-1 & B-2 of 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 (Building E) of record as Instrument No. 20050119-0006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, said Register's Office.

Being the same property conveyed to John A. Cobia, unmarried by Limited liability Warranty deed from Sirva Relocation Credit, LLC, a limited liability company of record in Instrument No. 20080222-0017609 Register's Office for Davidson County, Tennessee, dated February 15, 2008 and recorded on February 22, 2008.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- All matters shown on the Plan of record in Instrument 20050120-0007426, 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 Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development of record in Instrument 20020315-0032826, and Supplemental Declaration of Charter in Instrument 20031212-0178492, as made applicable by Supplemental Declaration of Charter in Instrument 20050119-0006853, 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;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions for Lenox Village, A Traditional Neighborhood Development, of record in Instrument Number 20020315-0032825, supplemented in Instrument No. 20040526-0062221 and Instrument No. 20080326-0030449, 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 the Lenox Village Town Center Assn. Inc. in Instrument 20031016-0153550, Register's Office for Davidson County, Tennessee;
- Stormwater Detention Agreement in Instrument 20020408-0042676, Register's Office for Davidson County, Tennessee;

- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, in Instrument 20011129-0130322, Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewer, Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee in Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee;
- Ingress/Egress Easement reserved in Instrument 20010103-0000902, Register's Office for Davidson County, Tennessee;
- Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for DavidsonCounty, 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: **7009 Lenox Village Dr #310, Nashville, Tennessee 37211-7166**.

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 18th DAY OF MAY, 2016.

John A. Cobia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN A. COBIA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 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