WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-VRES-16-8700-T

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)
Dana Volke	new owner	
(NAME)	(NAME)	173-9-A-512.00CO
8700 Gauphin Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **MARGARET E. MIZE, UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANA VOLKE, 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 Lot 402, Lenox Village, Phase Seven, of reord in Instrument Number 20051028-0130418, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Margaret E. Mize by Warranty Deed from Michael Magovac, unmarried, by Warranty Deed dated February 28, 2013 and recorded March 1, 2013 in Instrument Number 20130301-0020517, Register's Office for Davidson Countyl, Tennessee.

This conveyance is subject to:
- Plan of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020315-0032826, 20021226-0158458, 20031212-0178492, 20050815-0096405, 20040526-0062220, 20050119-0006853, 20050113-0005133, 20050324-0032209, 20060120-0007914, 20060221-0020352, 200603090027423 and 20060321-0032383.
- Charter of Homeowners Association of record in Instrument Nos. 20020412-0045831 and 20031016-0153550, Register's Office for Davidson, County, Tennessee.
- Master Deed of record in Instrument Nos. 20040526-0062221, 20020315-0032825, 20021226-0158459, 20060120-0007913, 20060321-0032383 and 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress and Sign, recorded in Instrument Nos. 20010103-0000902 and 20010822-0090889, Register's Office for Davidson, County, Tennessee.
- Easement for Water Mains, recorded in Instrument No. 20011112-0123853, Register's Office for Davidson, County, Tennessee.
- Easement for Sanitary Sewer, recorded in Book 7985, Page 449, Instrument Nos. 20011129-0130322, 20010918-0100849 and 20010918-0100851, Register's Office for Davidson, County, Tennessee.
- Storm Water Detention Agreements in Book 7361, Page 230 and Instrument Nos. 20020628-0078165, 20020408-0042676, 20041229-0154223, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8700 Gauphin Place, 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.

BILL GARRETT, Davidson County
Trans:T20160043698 DEEDWARR
Recvd: 05/24/16 15:16 2 pgs
Fees:13.00 Taxes:1276.50
20160524-0052175

Witness my/our hand(s) this the 20th DAY OF MAY, 2016.

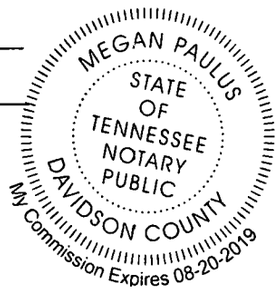
Margaret E. Mize

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET E. MIZE, 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 20th of May, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212