WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045898 DEEDWARR
Recvd: 06/01/16 09:55 3 pgs
Fees:18.00 Taxes:591.63
20160601-0054823

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,900.00.

Affiant

Subscribed and sworn to me on May 27, 2016

NOTARY PUBLIC

My commission expires 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29417

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
IRA Innovations, LLC fbo James W. Vandergrift, IRA 8605 Peckham Lane, Unit Q-9 Cane Ridge, TN 37013	NEW OWNER P.O. BOX 360750 BIRMINGHAM, AL 35236	181-2-4-266CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto IRA Innovations, LLC fbo James W. Vandegrift, IRA, hereinafter called **"GRANTEE,"** it's theirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. Q-9 of Lenox Creekside, Phase 5, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080808-0081967, in the Register's Office, for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.
>
> Being the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Creekside, LLC, a Tennessee limited liability company, filed for record on May 5, 2013, in Instrument No. 20130502-0044406, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743, in the Register's Office for Davidson County, Tennessee.
3. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558, in said Register's Office; also shown as Exhibit "B", of Instrument No. 20060306-0025686, in said Register's Office, together with By-Laws as Exhibit "C".
4. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
5. Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
6. All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in the Register's Office for Davidson County, Tennessee.
7. Matters shown on Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master of record as Instrument No. 20080808-0081967 in said Register's Office.
8. The premises herein described 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; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended as Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967 in said Register's Office.
9. Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in Register's Office for Davidson County, Tennessee.
10. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 8605 Peckham Lane, Unit Q-9, Cane Ridge, TN 37013.

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, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's 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 our hands on May 27, 2016.

LENOX VILLAGE PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY:

By:_____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Lenox Village Properties, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on May 27, 2016.

NOTARY PUBLIC

My Commission Expires: _____

