WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048599 DEEDWARR
Recvd: 06/08/16 15:47 3 pgs
Fees:18.00 Taxes:895.40
20160608-0058111



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00.

Meredith Maley
Affiant

Subscribed and sworn to me on June 3, 2016.

Anne
NOTARY PUBLIC

My Commission Expires: 8-23-16

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29402SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Whitney Smith 1308 Concord Mill Ln. Nashville, TN 37211	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS #200 KNOXVILLE, TN 37923	172-12-0D-602.00CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gregory P. Bruss and wife, Mary J. Bruss, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Whitney Smith an unmarried woman, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Condominium No.: 324-R of the Town Center at Lenox Village, shown as part of Unit A on Exhibit "B" of Instrument No.: 20070830-0104305 and in Instrument No.: 20070830-0104306, Register's Office for Davidson County, Tennessee, annexing Lot Nos. 317-324 of Lenox Village, Phase 5, as of record in Instrument No.: 20051020-0007427, said Register's Office, into a condominium form or ownership and use in the manner provided under the provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No.: 20070830-0104305 and Instrument No.: 20070830-0104306 amending the Supplemental Instruments, of record in Instrument No.: 20070103-0001283 and Instrument No.: 20070103-0001284, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gregory P. Bruss and Mary J. Bruss, husband and wife, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No.: 20071024-0125858, Register's Office for Davidson County, Tennessee.

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

1. Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on Plat of record in Instrument No.: 20050120-0007427, and shown as Exhibit "B" of Instrument No.: 20070830-0104305 and Instrument No.: 20070830-0104306, Register's Office for Davidson County, Tennessee.

3. Master Deed Restrictions of record in Instrument No.: 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions, of record in Instrument No.: 20040526-0062221, Register's Office for Davidson County, Tennessee.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood, of record in Instrument No.: 20020315-0032826, and as made applicable by Supplemental Declaration of Charter, as of record in Instrument No.: 20040526-0062220, as corrected by Instrument No.: 20050113-0005133, Register's Office for Davidson County, Tennessee. The subject lot is designated as a Special Use Parcel by the amendment of record in Instrument No.: 20070103-0001284 and as further converted into condominium units by the Amendment of record in Instrument No.: 20070830-0104306, as corrected byScrivener's Affidavit, of record in Instrument No.: 20070924-0113721, Register's Office for Davidson County, Tennessee.
5. Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No.: 20020412-0045831, Register's Office for Davidson County, Tennessee.
6. Easements for Sanitary Sewers and/or Storm Drainage, of record in Instrument No.: 20010918-0100849 and in Instrument No.: 20010918-0100851, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement, as of record in Instrument No.: 20040305-0025146, Register's Office for Davidson County, Tennessee.
8. Subject to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development, as of record in Instrument No.: 20060612-0069716, as made applicable by First Supplement, of record in Instrument No.: 20070103-0001283, as amended by Instrument No.: 20070830-0001283, as amended by Instrument No.: 20070830-0104305, as corrected by Scrivener's Affidavit of record in Instrument No.: 20070924-0113720, Register's Office for Davidson County, Tennessee.
9. 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 property located at 1308 Concord Mill Lane, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hand(s) this 3rd day of June, 2016.

Gregory P. Bruss

Mary J. Bruss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On June 3, 2016, before me personally appeared Gregory P. Bruss and wife, Mary J. Bruss to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on June 3, 2016.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE