Box 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160052802 DEEDWARR
Recvd: 06/21/16 14:54 3 pgs
Fees: 18.00 Taxes: 599.03
20160621-0063189

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $161,900.00.

Patricia L. Abernathy
Affiant

Subscribed and sworn to me on June 20, 2016.

NOTARY PUBLIC

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29486SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Patricia L. Abernathy 8601 Peckham Lane, Unit P4 Cane Ridge, TN 37013	Franklin American Mortgage Company 6100 Tower Circle, Suite 600 Franklin, TN 37067	181-2-A-247CO

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 Patricia L. Abernathy, an unmarried woman, hereinafter called **"GRANTEE,"** her 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 Unit No. P-4 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 provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in 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 in Instrument No.: 20060306-0025686, as amended by Instrument No.: 20060606-0066398, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being part of the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership and Regent Homes, LLC, a Tennessee limited liability company, dated December 18, 2014, filed for record on December 19, 2014, in Instrument No. 20141219-0116450, 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, Register's Office for Davidson County, Tennessee.
3. Charter of Lenox Creekside Condominium Owners Association, Inc., as of record in 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 in Instrument No.: 20060809-0097652, Register's Office for Davidson County, Tennessee.
5. Right-of-way Easement to United Telephone Company, as of record in Instrument No.: 20070503-0053020, 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, 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 in Instrument No.: 20080808-0081967, Register's Office for Davidson County, Tennessee.
8. The premises herein described is a condominium apartment established pursuant to the provision 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 provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to the 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 in Instrument No.: 20060306-0025686, and as amended in Instrument N.: 20060606-0066938, 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 in Instrument No.: 20070801-0091466, as amended in Instrument No.: 20080808-0081967, Register's Office for Davidson County, Tennessee.
9. Grant of Easement for Conservation Greenway, as of record in Instrument No.: 20130103-0001024, Register's Office for Davidson County, Tennessee.
10. Grant of Easement to Comcast of Nashville I, LLC, as of record in Instrument No.: 20150126-007087, 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 8601 Peckham Lane, Unit P4, 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, her 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, her 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 June 20, 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 June 20, 2016.

NOTARY PUBLIC

My Commission Expires: _____

