G#28591-2

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/16 14:04 3 pgs
Fees:18.00 Taxes:554.63
20160701-0067882

State of Tennessee
County of Davidson Williamson

The actual consideration or value, whichever is greater, for this transfer is **$149,900.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires: 1-11-17

(AFFIX SEAL)

STEPHANIE MCPEAK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kevin L. Boland, Jr. and Kelley Benson	New Owner	172120D03100CO
7005 Lenox Village Dr #C-11		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Anthony Ryan, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin L. Boland, Jr. and Kelley Benson, tenants in common with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. C-11 on the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record as Instrument No. 20050120-0007426, and units as set out on Exhibit "B" to Instrument No. 20031212-0178492 in the Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., as amended, of Tennessee Code Annotated, to which reference is made for a more complete identification and description of said unit.

BEING the same property conveyed to Anthony Ryan, an unmarried man, by Warranty Deed dated January 31, 2007, from Melissa D. Gilmore, an unmarried woman, of record in Instrument No. 20070202-0014217, Register's Office for Davidson County, Tennessee.

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

1) All matters shown on the Plan of record in Instrument No. 20050120-0007426 and as set out on Exhibit "B" in Instrument No. 20031212-0178492, said Register's Office;

2) Stormwater Detention Agreement of record in Instrument No. 20020408-0042676 and Book 7361, page 230, said Register's Office;

3) Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No.. 20030923-0140666 and Instrument No. 20040310-0027422 and Instrument No. 20011129-0130322, said Register's Office;

4) Ingress and Egress Easement reserved in Instrument No. 20010103-0000902, said Register's Office;

5) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032825, said Register's Office;

6) Declaration of Charter, Easements, Covenants, and Restrictions for the Residential Neighborhood of Lenox Village of record in Instrument No. 20020315-0032826 and Supplemental for Lot 1, Section 1, The Town Center Homes of record in Instrument No. 20031212-0178492, said Register's Office;

7) Special Covenants and Restrictions for The Town Center Homes at Lenox Village and other common maintenance parcels as set out as Exhibit "C" to the instrument of record in Instrument No. 20031212-0178492, said Register's Office;

8) Charter of Lenox Village Neighborhood Association, of record in Instrument No. 20020412-004583, said Register's Office;

9) Charter of Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550. said Register's Office;

10) Grant of Easement to Comcast of Nashville I, LLC, and Lenox Village Town Center Association, Inc., of record in Instrument No. 20130626-0065783, Register's Office for Davidson County, Tennessee;

11) Subject to the rights of others in and to the common areas;

12) Subject to the lien for special assessments contained in the Master Deed and Restrictions; and,

13) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: 7005 Lenox Village Drive #C-11, 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 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 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 my/our hand(s) this **30th** day of **June, 2016.**

Anthony Ryan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Anthony Ryan,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **June, 2016.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

