WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160057295 DEEDWARR
Recvd: 07/06/16 09:51 2 pgs
Fees:13.00 Taxes:555.00

20160706-0068937

W-BH-16-7223-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Martrell D. Harris	**Mortgage Investors Group**	
(NAME)	(NAME)	
7223 Althorp Way N4	**8320 East Walker Springs Lane**	**172-12-0D-338.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7148	**Knoxville, TN 37923**	
(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, **JESSICA BROWN OGBUNUGAFOR, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARTRELL D. HARRIS, UNMARRIED,** 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 Unit N-4 as shown on Exhibit B2 and B3 to the supplemental declaration of charter, easements, covenants and restrictions for the residential neighborhood of Lenox Village, a traditional neighborhood development, annexing additional property to The Town Center Homes, a horizontal property regime and residential neighborhood (Section two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the plan of Section 2, The Town Center Homes at Lenox Village of record as Instrument No. 20050322-0031182, said Register's Office.

Being the same property conveyed to Jessica M. Brown, unmarried by Warranty deed from Jonathan A. Dodd and Carrie Jones Dodd of record in Instrument No. 20071002-0117329 Register's Office for Davidson County, Tennessee, dated September 27, 2007 and recorded on October 02, 2007.

Jessica M. Brown having since married and is now known as Jessica Brown Ogbunugafor. Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan attached as Exhibit "B" to the Supplemental Declaration of Restrictions in Instrument No. 20050324-0032209, amended in Instrument No. 20050815-0096405 and Instrument No. 20050322-0031182.
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20020315-0032825, 20020315-0032826, 20021226-0158458, 20031212-0178492, 20040526-0062220, 20050113-0005132, 20040526-0062221, 20050119-0006853, 20050324-0032209 and 20050815-0096405.
- By-Laws of Lenox Village, a Traditional Neighborhood Development in Instrument No. 20020315-0032826.
- Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument No. 20031016-0153550.
- Charter for Lenox Village Neighborhood HOA in Instrument No. 20020412-0045831.
- Easements in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422.
- Quitclaim Deed for common areas in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338.
- Stormwater Detention Agreement in Instrument No. 20020408-0042672, Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609.
- Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7223 Althorp Way N4, Nashville, Tennessee 37211-7148**.

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.

Witness my/our hand(s) this the 1st DAY OF JULY, 2016.

Jessica Brown Ogbunugafor

Martin Ogbunugafor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA BROWN OGBUNUGAFOR AND MARTIN OGBUNUGAFOR, 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 1st of July, 2016.

Notary Public
My Commission Expires: 8-20-2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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