WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTle-1852

R-VRES-16-7223-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2016.

Notary Public

JESSICA LASCELLES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans: T20160057782 DEEDWARR
Recvd: 07/07/16 10:02 2 pgs
Fees: 13.00 Taxes: 629.00
20160707-0069458

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:	
Sanja Puhalo	Highlands Residential Mtg, LTD	
(NAME) **7223 Althorp Way, N7**	(NAME) 12001 N. Central Expressway Suite 750	172-12-0D-341.00-CO
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) Dallas, TX 75243	
(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, **WENDI S. DOULIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANJA PUHALO*** 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 No. N-7 as shown on Exhibit B2 & 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 in said Register's Office.

Being the same property conveyed to Wendi S. Parrish, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20051202-0145283 Register's Office for Davidson County, Tennessee, dated December 01, 2005 and recorded on December 02, 2005.

The said Wendi S. Parrish having since married and now being known as Wendi S. Doulin. The above-described property has never been the marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- 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, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405 and Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee.
- By-Laws of Lenox Village, a Traditional Neighborhood Development in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
- Charter for Lenox Village Neighborhood HOA in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
- Easements in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee
- Stormwater Detention Agreement in Instrument No. 20020408-0042672, Instrument No.

* a single woman

20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for DavidsonCounty, Tennessee.
• Restrictions of record as Instrument Number 20051202-0145283 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7223 Althorp Way, N7, Nashville, Tennessee 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 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 5th DAY OF JULY, 2016.

Wendi S. Doulin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WENDI S. DOULIN, 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 5th of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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