BILL GARRETT, Davidson County
Trans:T20160065919 DEEDWARR
Recvd: 08/01/16 13:21 2 pgs
Fees:13.00 Taxes:536.50
20160801-0079084

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0156M

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Julie Hamilton
Affiant

Julie Hamilton State of Tennessee Notary Public Davidson County

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of July, 2016

Notary Public
Commission Expires: 7/3/2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Hensley 7219 Althorp Way #6 Nashville, TN 37211	Same as new owner	172-12-0D-316.00

WARRANTY DEED

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

Brian Bayley, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Hensley and Laurie Hensley, husband and wife

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. L-6 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 Number 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 Number 20050322-0031182, as revised in Instrument Number 20061103-0136911, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Brian Bayley by ~~Warranty~~ Quitclaim Deed from Teresa Bailey dated 7/26/16 and recorded 8-1-16 in Instrument # 20160801-0079003 and further conveyed to Brian Bayley by Warranty Deed from Mary B. Lavin, an unmarried woman, dated 8/30/07 and recorded 9/12/07 in Instrument No. 20070912-0109586, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7219 Althorp Way #6, 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 we so covenant with 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

6. **Consideration and Seller Indemnity.** Seller understands and acknowledges (a) this Agreement and the Exhibits attached hereto and/or incorporated herein by reference, are made for the purpose of inducing the Settlement Agents and Underwriter to close this transaction, disburse funds, prepare documents, and to issue any title insurance policy or policies insuring the title to the Premises, and (b) the Settlement Agents and Underwriter are relying upon the accuracy, correctness, completeness, and truthfulness of the statements made and information provided herein, and (c) that the foregoing is good and sufficient consideration. Seller expressly agrees to indemnify and hold harmless the Settlement Agents and Underwriter from any and all loss arising from any inaccuracies contained herein, including, without limitation, all costs, expenses, damages, awards, attorney fees, court costs, and filing fees.

7. **Miscellaneous.** This Agreement shall be construed under the laws of the State of Tennessee. If the Settlement Agents and Underwriter, or any of them, files a lawsuit or commences any action to enforce this Agreement, the prevailing party shall be entitled to all costs, expenses, and fees, including without limitation, court costs and attorney fees. Venue for enforcement of this Agreement shall be in the courts located in the county in which the Real Property is located, and Seller irrevocably submits to jurisdiction and venue in those courts. This Agreement is severable; therefore, in the event any provision of this Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Agreement that can be given effect without the conflicting provision. This Agreement shall survive closing and shall not merge. Captions are for convenience only, and shall not be considered in the construction of this Agreement. This document may be signed in counterparts.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 28th day of July, 2016.

Brian Bayley

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Orange

Sworn to and subscribed before me this 28th day of July, 2016.

Notary Public

My commission expires: 4-15-17

NITA PATEL
Notary Public - State of Florida
My Comm. Expires Apr 15, 2017
Commission # FF 008448
Bonded Through National Notary Assn.