RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075715 DEEDWARR
Recvd: 08/30/16 13:04 3 pgs
Fees:18.00 Taxes:592.00
20160830-0090775

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00.

Affiant

Subscribed and sworn to me on August 26, 2016.

NOTARY PUBLIC

My Commission Expires:

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/09/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29586SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
McGowan Investments, Inc. 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-594 CO

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, Gregory P. Bruss and Mary J. Bruss, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto McGowan Investments, Inc., a Tennessee Corporation, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Condominium No. 324-C of the Town Center at Lenox Village, shown as part of Unit A on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee, annexing lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427, said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Being the same property conveyed to Gregory P. Bruss and Mary J. Bruss, husband and wife, by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company. of record as Instrument No. 20071024-0125862 in the Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20071214-0144101 in said Register's Office.

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

1. 2016 Davidson County Taxes which have been have been prorated by the parties and assumed by the Grantee.
2. Matters shown on Plan of record as Instrument No. 20050120-0007427, and revised and shown as Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 20070830-0104306 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-0062221 in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133 in said Register's Office. The subject lot is designated as a Special Use Parcel by the amendment of record as Instrument No. 20070103-0001284, and further converted into condominium units by the amendment of record as Instrument No. 20070830-0104306, as corrected by Scrivener's Affidavit of record as Instrument No. 20070924-0113721, in said Register's Office.
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office.
6. Easements for sanitary sewers and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office.
8. Subject to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center of Lenox Village, a Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, as made applicable by First Supplement of record as Instrument No. 20070103-0001283, as amended by Instrument No. 20070830-0104305, as corrected by Scrivener's Affidavit of record as Instrument No. 20070924-0113720, in said Register's Office.
9. 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 6569 Sunnywood Drive, 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 GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 August 26, 2016.

Gregory P. Bruss

Mary J. Bruss

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Gregory P. Bruss and Mary J. Bruss to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on August 26, 2016.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 05/06/2019