WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160081950 DEEDWARR
Recvd: 09/19/16 13:30 2 pgs
Fees:13.00 Taxes:891.70
20160919-0098306

G-RF-16-8806-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Thomas Davis	**CU Community, LLC**	
(NAME)	(NAME)	**173-09-0A-491.00-CO**
5830 Cloverland Drive	**8351 E. Walker Springs Lane, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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, **RAVONDA BROWN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS DAVIS, 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 Lot No. 423 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ravonda Brown, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20061114-0141502 Register's Office for Davidson County, Tennessee, dated November 13, 2006 and recorded on November 14, 2006.

Ravonda Brown having since marrried. Reuben Mills Rogers, Jr. joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20051028-0130418, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument Number 20021226-0158459, Instrument Number 20060120-0007913, Instrument Number 20060321-0032382, Instrument Number 20060321-0032382, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826, Instrument Number 20021226-0158458, Instrument Number 20031212-0178492, Instrument Number 20040526-0062220, Instrument Number 20040526-0062221, Instrument Number 20050119-0006853, Instrument Number 20050113-0005133, Instrument Number 20050324-0032209, Instrument Number 20050815-0096405, Instrument Number 20060120-0007914, Corrected in Instrument Number 20060221-0020352, Instrument Number 20060309-0027423, Instrument Number 20060321-0032383, Instrument Number 20080403-0033974, and Instrument Number 20080403-0033975, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060612-0069716, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Neighborhood Association record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550 Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7362, Page 230, Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee.

- Easement for Sanitary Sewers and/or Storm Drainage of record Book 7985, Page 449, Instrument No. 20011129-0130322, Instrument No. 20010918-01000850, Instrument No. 20011106-0121932, Instrument No. 20030923-0140666, in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.
- Ingress, Egress and Sign Easement of record in Instrument Number 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains of record in Instrument Number 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130626-0065783, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20060519-0059391 and Instrument No. 20060922-0117465, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20061114-0141502 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: **8806 Deacons Ln, Nashville, Tennessee 37211-8656**.

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 15th DAY OF SEPTEMBER, 2016.

Ravonda Brown

Reuben Mills Rogers, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RAVONDA BROWN, 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 15th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~RAVONDA BROWN~~,** 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. **Reuben Mills Rogers,Jr.

Witness my hand and official seal, this the 15th of September, 2016.

Notary Public
My Commission Expires: 7-12-2020
(SEAL)

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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