Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of October 2016.

Notary Public
My commission expires: 6/28/17

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Davidson County DEEDWARR
Recvd: 10/04/16 13:11 3 pgs
Fees:18.00 Taxes:558.70
20161004-0104653

Address of New Owner:	Send Tax Bills to:	Tax Information
Laurie Ann Boulden 7221 Althorp Way M2 Nashville TN 37211	NEW OWNER	172-12-0D-324.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jennifer M. Tomlin, an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Laurie Ann Boulden and Brian James Boulden, wife and husband hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. M-2 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of a Horizontal Property Regime and Residential Neighborhood 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 in Instrument No. 20050322-0031182 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer M. Tomlin by deed from Alaina Nicole Arbuckle of record in Instrument No. 20150805-0078085 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Plan of Section 2 The Town Center Homes at Lenox Village of record in Instrument No. 20050322-0031182 3) Easements of record in Instrument Nos 2001129-0130322 ; 20030923-0140666 and 20040310-0027422 4) Master Deed of record in Instrument No. 20020315-0032825 5)

Stormwater Detention Agreements of record in Instrument No. 20020408-0042672 and 20020628-0078164 and Book 7364 Page 230 and Instrument No. 20020408-0042676 and No. 20050822-0099609 6) Special Covenants and Restrictions as set out Exhibit C to the Instrument of record in Instrument No. 200361212-017842 7) Restrictive covenants for of record in Instrument No. 20020315-0032826 and amended in Nos. 20021226-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005132; 20040526-0062221; 20050119-0006853; 20050324-0032209; 20050815-0096405 8) Charter for Lenox Village Town Center Assn, Inc. of record in Instrument No. 20031016-0153550 9) Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831

This property is improved property known as 7221 Althorp Way M2, 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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3 day of October, 2016.

Jennifer M. Tomlin

Jennifer M. Tomlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer M. Tomlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of October, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09687

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY