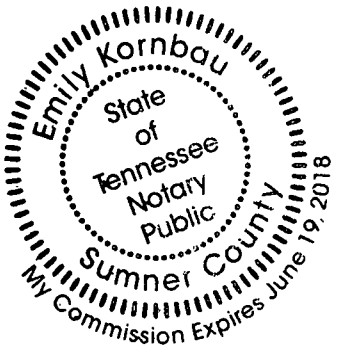
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$130,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/18
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Erin Holloway | | 172 12 0D 201.00 |
| (NAME) | (NAME) | |
| 7009 Lenox Village Dr., Unit 201 | New owner | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charla Ellis, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Holloway, an unmarried woman**, 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. 201 a/k/a Unit E-15, as shown on Exhibit B-1 & B-2 of 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 (Building E) of record as Instrument No. 200501190006853 in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 200501200007426, said Register's Office.

Being the same property conveyed to Charla Ellis by Warranty Deed from Jim McLellan and wife, Elaine McLellan dated November 30, 2006 and recorded December 7, 2006 as Instrument No. 20061207-0151640, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: NAT-165856SSO

BILL GARRETT, Davidson County
Trans:T20160090658 DEEDWARR
Recvd: 10/14/16 08:54 2 pgs
Fees:13.00 Taxes:481.00
20161014-0108672

unimproved ☐

This is improved ☒ property, known as 7009 Lenox Village Dr., Unit 201, 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 do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 30 day of September, 2016

Charla Ellis

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charla Ellis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-165856SSO