THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 200A** **Nashville, TN 37215** **CRT File No. 16099315**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $~~155~~,000.00. 155,000.00 Affiant Subscribed and sworn to before me, this 17th day of October, 2016. Notary Public My Commission Expires: January 5, 2020

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF SHERI ENGEL

Davidson County DEEDWARR
Recvd: 10/17/16 12:31 3 pgs
Fees:18.00 Taxes:573.50
20161017-0109428

WARRANTY DEED

Address New Owner: Paige Levy 1752 Stillwater Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172120D01900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Erika Forth, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paige Levy, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B-9, on the Plan of Section One, The Town Center Homes at Lenox Village, as established by the Master Deed of record in Instrument No. 20020315-0032825, as amended in Instrument No. 20021226-0158459, and shown as Exhibit "B" to the Supplement of record in Instrument No. 20031212-0178492, and as shown the plan of record in Instrument No. 20031120-0169460, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erika Forth by Warranty Deed from Donald Fisher, unmarried, recorded on the 5th day of November, 2012 in Instrument No. 20121105-0101676, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE, as recorded in Instrument No. 20031120-0169460.

Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826, supplemented at Instrument No. 20031212-0178492.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing SECTION ONE, THE TOWN CENTER HOMES AT LENOX VILLAGE Condominium of record in Instrument No. 20020315-0032825, as supplemented by instrument(s) of record in Instrument No. 20021226-0158459; also subject to easements, rights and

interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter recorded at Instrument Nos. 20020412-0045831 and 20031016-0153550.

Easement for Storm Water Detention, recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, recorded in Instrument No. 20011129-0130322.

Easement for Ingress/Egress, recorded in Instrument No. 20010103-0000902.

This is improved property located at 7003 LENOX VILLAGE DR #9 Nashville TN 37211-7057

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of October, 2016.

Erika Forth

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erika Forth, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of October, 2016.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY