BILL GARRETT, Davidson County
Trans:T20160091432 DEEDWARR
Recvd: 10/17/16 13:46 2 pgs
Fees:13.00 Taxes:573.87
20161017-0109537

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,100.00

Affiant

Subscribed and sworn to before me, this 12th day of October, 2016.

Notary Public

My commission expires: September 10, 2018

VIRGINIA M. BOLES NOTARY PUBLIC OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shelby Printz	**New Owner**	**Map/Parcel: 172-12-0-D-522.00CO**
8043 Bienville Drive 2		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Dennis Clark and wife, Debbie Clark

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shelby Printz, single 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:

Being all of Unit No. Z-2 on the plan of The Town Center Homes at Lenox Village, Section III, of record in Instrument No. 20060118-0006550, as amended by "Exhibit B" of Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development, annexing additional property known as Section III, The Town Center Homes at Lenox Village of record in Instrument No. 20060120-0007914 and further amended by "Exhibit A" of Instrument of Correction of record in Instrument No. 20060221-0020352 and "Exhibit A" of Second Instrument of Correction of record in Instrument No. 20060309-0027423, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Clark and wife, Debbie Clark, by Special Warranty Deed, from Bank of New York Mellon f/k/a The Bank of New York, as Trustee, dated August 26, 2014, of record in Instrument No. 20140915-0084334, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20050815-0096405, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050113-0005133, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914, Instrument No. 20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Instrument No. 20080326-0030449, Instrument No. 20080403-0033974, Register's Office for DAVIDSON County, Tennessee.
DCCR for Lenox Village Town Center in Instrument No. 20060612-0067916, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20020315-0032825, and amended in Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032383, and Instrument No. 20060321-0032382, Instrument No. 20040526-0062221, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20010412-0045831, Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20010918-0100852, Instrument No. 20010918-0100850, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20020408-0042676, Instrument No. 20051213-0149579, Instrument No. 20051221-0152802 and Book 7361, Page 230, Register's Office for DAVIDSON County, Tennessee.
Sign Easement of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, Register's Office for Davidson County, Tennessee.
Dedication of Easement for Sanitary Sewer/Storm Drainage of record in Book 7985, Page 449, and Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
Storm Drainage Agreement of record in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, Instrument No. 20011106-0121932 and Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument No. 20020501-0053757 and re-recorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
By laws of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.
Rise and flow of Mill Creek.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8043 Bienville Drive 2, 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 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 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 my/our hand(s) this 12th day of October, 2016.

Dennis Clark
By: Russell J. McCann, Attorney-in-Fact

Debbie Clark
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Dennis Clark and Debbie Clark, for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Dennis Clark and Debbie Clark, and is authorized by Dennis Clark and Debbie Clark, to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of October, 2016.

Notary Public

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

My Commission Expires:_____

File #: **160629JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027