THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33308-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$157,750.00~~ Affiant Subscribed and sworn to before me this 11th day of November, 2016. Notary Public My Commission Expires: 3/6/18

LAUREN MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Carol Cobb 8045 Bienville Drive #6 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172 12 0 D 514 00CO

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, **Sam J. Cartozzo, III and wife, Margaret Chandler Cartozzo** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Carol Cobb, unmarried*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* N.

This is improved property located at 8045 Bienville Drive #6, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Margaret Chandler Cartozzo joins in this instrument for the purpose of conveying her interest in the subject property, martial or otherwise.

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

BILL GARRETT, Davidson County
Trans:T20160100758 DEEDWARR
Recvd: 11/15/16 12:31 3 pgs
Fees:18.00 Taxes:583.68
20161115-0120335

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of November, 2016.

Sam J. Cartozzo, III

Margaret Chandler Cartozzo

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sam J. Cartozzo, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Margaret Chandler Cartozzo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of November, 2016.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Y-6 as shown on Exhibit "A" to the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being the same property conveyed to Sam J. Cartozzo III, unmarried by deed dated April 22, 2010 from Eric A. Johnson and wife Victoria M. Rodriguez now Victoria R. Johnson, of record in Instrument No. 20100429-0032596, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826, supplemented in Instrument No. 20031212-0178492, made applicable in Instrument No. 20060120-0007914, corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423, Register's Office for Davidson County, Tennessee.

2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Village, of record in Instrument No. 20020315-0032825, made applicable in Instrument No. 20060120-0007913, Register's Office for Davidson County, Tennessee.

3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains and appurtenances, of record in Instrument No. 20030828-0125180, Register's Office for Davidson County, Tennessee.

5. Easement for ingress/egress of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.

6. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130606-0065783, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement of record in Instrument No. 20051221-0152802, Register's Office for Davidson County, Tennessee.

8. All matters appearing on the Plan of record as Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee.