BILL GARRETT, Davidson County
Trans:T20160104589 DEEDWARR
Recvd: 11/29/16 08:45 2 pgs
Fees:13.00 Taxes:647.13

20161129-0124797

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$174,900.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|28th day of November, 2016.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Renee Nida 8047 Bienville Drive, X-9 Nashville, TN 37211	NEW OWNER	172-12-0-D-505.00 CO

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 acknowledged, we,

Justin P. Keller, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lauren Renee Nida, unmarried

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. X-9 as shown on the Exhibit "A" of 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 Justin P. Keller, an unmarried man, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated August 11, 2006, of record in Instrument Number 20060816-0101085, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Master Deed of record in Instrument Number 20020315-0032825, and Instrument Number 20020315-0032826, Instrument Number 20031212-0178492 , Instrument Number 20060120-0007913 Instrument Number 20060120-0007914, corrected in Instrument Number 20060221-0020352, and Instrument Number 20060309-0027423, Register's Office for Davidson County, Tennessee.
3) Property is subject to Easements for Ingress/Egress and Water Lines to Mildred Messinger of record in Book 5332, Page 155, Book 5334, Page 866, and Book 3399, Page 425, said Register's Office.
4) Property is subject to Easements for Water Mains and Appurtenances to the Metropolitan Government of record in Instrument Number 20030828-0125179 and 20030828-0125180, said Register's Office.
5) Property is subject to rights of upper and lower riparian owners in and to the free and unobstructed flow of Mil Creek and its effect on the boundary of the title insured herein.
6) Property is subject to the Charter of Lenox Village Neighborhood Association of record in Instrument Number 20020412-0045831 and Charter of Lenox Village Town Center Association of record in Instrument Number 20031016-0153550, said Register's Office.
7) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 20051221-0152802, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **8047 Bienville Drive, X-9, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, 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 hand(s) this 18 day of November, 2016.

Justin P. Keller

STATE OF Colorado
COUNTY OF Boulder

Personally appeared before me, Justin P. Keller, with whom I am personally acquainted, (or who 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 18 day of November, 2016.

NOTARY PUBLIC

My Commission Expires:
February 25, 2019.

ELIZABETH ANN LOZANO
Notary Public
State of Colorado
Notary ID 20154008067
My Commission Expires Feb 25, 2019

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076