THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33358-11-2016** **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: $157,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2016. Notary Public My Commission Expires: **MAY 20, 2017**

J KASEY TALBOT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Jennifer Miedema 8045 Bienville Drive Unit Y-10 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 172 12 0 D 518 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, **Jaime Vaughn, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Miedema, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8045 Bienville Drive Unit Y-10, 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.

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:T20160106327 DEEDWARR
Recvd: 12/02/16 14:41 3 pgs
Fees:18.00 Taxes:580.90
20161202-0126881

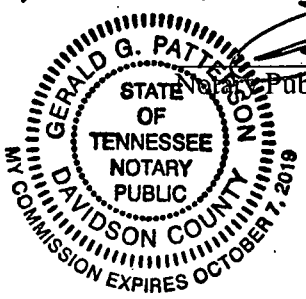
IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2016.

Jaime Vaughn

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 30th day of November, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Y-10 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 Jaime Vaughn, an unmarried woman, by deed dated August 25th, 2014 from Lauren Brooke Hocker, formerly known as Lauren Brooke Lackey, married, of record in Instrument No. 20140902-0079492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 172 12 0 D 518 00CO.
2. 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.
3. 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.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. 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.
6. Easement for ingress/egress of record in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
7. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130606-0065783, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20051221-0152802, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Plan of record as Instrument No. 20060118-0006550, Register's Office for Davidson County, Tennessee.