THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Crystal Meyer and Charles Michael Meyer
9808 Albemarle Ln
Brentwood TN 37027
SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20170006417 DEEDWARR
Recvd: 01/23/17 14:17 2 pgs
Fees:13.00 Taxes:629.00
20170123-0007227

WARRANTY DEED

(Map 172-12-0D, Parcel 337.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **PATRICIA ANN DYE, an unmarried woman,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CRYSTAL MEYER and CHARLES MICHAEL MEYER, wife and husband,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. N-3 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, the Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

BEING the same property conveyed to Patricia Ann Dye, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 1, 2005, of record in Instrument No. 20051207-0147343, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20050322-0031182, and as exhibit B2 and B3 of Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405; to Master Deed Restrictions of record as Instrument No. 20020315-0032825; to Declaration of Charter, Easements Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405; to Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20050324-0032209; to Stormwater Detention Agreement of record as Instrument No. 20020408-0042676; to Sanitary sewer and/or storm drainage, water mains and appurtenances easement of record as Instrument No. 20040310-0027422; to Sanitary sewer and/or storm drainage, water mains and appurtenances easement of record as Instrument No. 20030923-0140666; to Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550; to Stormwater Detention Agreement of record as Instrument No. 20050822-0099609; to and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 7223 Althorp Way, #N-3, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor 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 noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 18th day of January, 2017.

PATRICIA ANN DYE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 18th day of January, 2017.

Notary Public

My Commission Expires: 9-26-19

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 18th day of January, 2017.

Notary Public

My commission expires: 9-26-19

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20161107