RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-3262

NAME AND ADDRESS OF NEW OWNER:
Corey Hadden and Kylie Orcutt
8254 Persia Way
Nashville, Tennessee 37211

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 172-12-D-467.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Kathryn R. Liles,** unmarried, has this day bargained and sold and does hereby transfer and convey unto **Corey Hadden and Kylie Orcutt**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots No. 513 as shown on the Final Plat of Town Center Homes at Lenox Village, Section Three, of record as Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee to which plat reference is make for a more complete and accurate description.

Being the same property conveyed to Kathryn R. Liles, by deed from Regent Homes, LLC, appearing of record as Instrument No. 20060614-0070998, as re-recorded as Instrument No. 20060719-0087262 of said Register's Office.

This conveyance is subject to a Master Deed Restrictions of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060120-0007913, both of record in said Register's Office; to a Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, of record in Instrument No. 20020315-0032826 and make applicable by Instrument No. 20060120-0007914 and corrected in Instrument No. 20030221-0020552 and Instrument No. 20060309-0027423, all of record in said Register's Office; to a Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out in Exhibit "C" to the instrument of record in Instrument No. 20031212-0178492, as made applicable to the subject property by Instrument No. 20060120-0007914, both of record in said Register's Office; Charter of the Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, of said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 2051221-0152802, of said Register's Office; to an Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed of record in Book 3399, page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, page 866, all of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 8254 Persia Way, Nashville, Tennessee 37211.

Davidson County DEEDWARR
Recvd: 02/21/17 11:49 3 pgs
Fees:18.00 Taxes:934.25
20170221-0017205

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same, and that it is unencumbered except as setforth above and by lien of the 2017 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

The undersigned further covenants and bind herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this 16th day of February, 2017.

Kathryn R. Liles

Kathryn R. Liles

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 16th day of February, 2017, before me personally appeared Kathryn R. Liles, to me known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument (Warranty Deed), and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on the 16th day of February, 2017.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY GEORGE WHITE

Notary Public

My commission expires: 10/24/2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$252,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 16th day of February, 2017.

Notary Public

My commission expires: 8/16/2020.

CINDY BEEBE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

17056

CERTIFICATE OF AUTHENTICITY

I, Holly M. Phillips, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

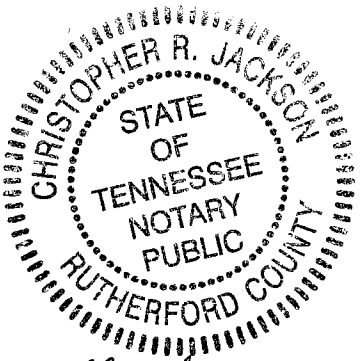
Attorney or Custodian

Memorial Title, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Christopher R. Jackson, a notary public in and for the aforesaid county and state, the within named Holly M. Phillips, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: March 18, 2019