LISA K R WAGNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Rutherford The actual consideration or value, whichever is greater, for this transfer is $179,999.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My commission expires: Sept. 20, 2020

BILL GARRETT, Davidson County
Trans:T20170018735 DEEDWARR
Recvd: 03/03/17 14:19 2 pgs
Fees:13.00 Taxes:666.00
20170303-0021440

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Laura Eldridge	**Laura Eldridge**	**172-12-0D-345.00-CO**
7223 Althorp Way, N-11	**7223 Althorp Way, N-11**	
Nashville, TN 37211	**Nashville, TN 37211**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kadie L. Patterson, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Laura Eldridge

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. N-11 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 Addition 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 Final Plat, 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 Kadie L. Patterson, single by Warranty Deed from Kevin J. Bosmans, married of record in Instrument No. 20131227-0130176, Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 27, 2013.

This is improved property known as **7223 Althorp Way, N-11, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan attached as Exhibit "B" to the Supplemental Declaration of Restrictions in Instrument No. 20050324-0032209, amended in Instrument No. 20050815-0096405 and Instrument No. 20050322-0031182, Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032825, Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005132, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405 and Instrument No. 20031212-017842, By-Laws of Lenox Village, a Traditional Neighborhood Development in Instrument No. 20020315-0032826, Charter of Lenox Village Town Center Assn., Inc., HOA in Instrument No. 20031016-0153550, Charter for Lenox Village Neighborhood HOA in Instrument No. 20020412-0045831, Easements in Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, Quitclaim Deed for common areas in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Storm Water Detention Agreement in Instrument No. 20020408-0042672, Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, Grant of Easement of record in Instrument Number 20130626-0065783 and Instrument No. 20130916-0097049, Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 28th day of February, 2017.

Kadie L. Patterson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kadie L. Patterson, 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 within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 28th day of February, 2017.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 7017015
557 Sam Ridley Pkwy
Smyrna, TN 37167

SP 11/2015