THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170210914

BILL GARRETT, Davidson County
Trans:T20170027892 DEEDWARR
Recvd: 04/03/17 12:41 2 pgs
Fees:13.00 Taxes:1239.50
20170403-0032263

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2017.

Notary Public
My Commission Expires: 8.4.20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark A. Raasch and Theresa M. Wiant 8347 Saint Danasus Drive Nashville TN 37211-8619	NEW OWNER	Tax Parcel ID No. 173-09-0A-273.00-CO

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, **Christopher Reed and Anne Reed, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mark A. Raasch and Theresa M. Wiant, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 206 on the Plan of Phase E, Lenox Village of record in Plat at Instrument No. 20040109-0003952, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Reed and Anne Reed, husband and wife by Warranty deed from Wiley Lewis and Marie Anderson Lewis (formerly known as Marie Anderson), husband and wife of record in Instrument No. 20140709-0060430 Register's Office for Davidson County, Tennessee, dated July 07, 2014 and recorded on July 09, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20040109-0003952, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021223-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No. 20050113-0005133; Instrument No. 20040526-0062221; Instrument No. 20050119-0006853; Instrument No. 20050324-0032209; Instrument No. 20050815-0096405; Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20060309-0027423; Instrument No. 20060321-0032383; Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 200708300104305, Instrument No. 200708300104306, Instrument No. 200803260030438, Instrument No. 200803260030439, Instrument No. 200804030033974, Instrument No. 200804030033975, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7361, page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Lenox Village, and recorded in Instrument No. 20020315-0032825; Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 200803260030449, Register's Office for Davidson County, Tennessee.
Charter of Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
QuitClaim Deed for common areas to Lenox Village Homeowner's Association of record in Instrument No. 20020510-0053757 and rerecorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
Easement for right of way of record in Instrument No, 20010103-0000902,Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for utility construction of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

This is improved property located at 8347 Saint Danasus Drive Nashville TN 37211-8619

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30th day of March, 2017.

Christopher Reed

Anne Reed

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Reed and Anne Reed, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018