THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33600-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Andrew Wesley Sparks 8730 Gauphin Place Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 173 09 0 A 499 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, **Douglas B. Mayo, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Wesley Sparks, an unmarried man** ("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 8730 Gauphin Place, 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: T20170037538 DEEDWARR
Recvd: 05/03/17 14:20 3 pgs
Fees: 18.00 Taxes: 791.80
20170503-0043806

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

Douglas B. Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 28th day of April, 2017.



Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 415 on the Plan of Phase Seven, Lenox Village, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Douglas B. Mayo, an unmarried man by deed dated September 6, 2006 from Regent Homes, LLC a Tennessee limited liability company of record in Instrument No. 20061009-0125303, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 173 09 0 A 499 00CO.
2. Declaration of Covenants, Conditions and Restrictions for Lenox Village of record in Instrument No. 20020315-0032826 and Instrument No. 20060321-0032383, 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 and Instrument No. 20060321-0032382, 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. All matters appearing on the Plan of record as Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 421, page 146, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage and water main and appurtenances, of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
8. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.
9. Easement for ingress/egress of record in Instrument No. 20010103-0000902, corrected in Instrument No. 20010822-0090884, Register's Office for Davidson County, Tennessee.
10. Easement for water lines and appurtenances of record in Instrument No. 20011112-0123853, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Book 7361, page 230, and Instrument No. 20041229-0154223, Register's Office for Davidson County, Tennessee.