THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311083**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2017. Notary Public My Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

WARRANTY DEED

Address New Owner: Kelsie M. McDuffie Marcus A. McDuffie 7221 Althorp Way, Unit 11 Nashville TN 37211	Send Tax Bills To: Churchill Mtg 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172-12-0D-333.00-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, **Elizabeth Burris, a single woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsie M. McDuffie, unmarried woman Marcus A. McDuffie, married man**, ("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 Unit No. M-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 Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record in Instrument No. 20050324-0032209, as amended in 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 in Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Elizabeth Burris, a single woman by Warranty deed from Sarah I Mekonnen, an unmarried woman of record in Instrument No. 20121129-0109408 Register's Office for Davidson County, Tennessee, dated November 21, 2012 and recorded on November 29, 2012.

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 in Instrument No. 20050322-0031182, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in 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 and Instrument No. 20050815-0096405, 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.

BILL GARRETT, Davidson County
Trans:T20170041798 DEEDWARR
Recvd: 05/17/17 09:02 2 pgs
Fees:13.00 Taxes:684.50
20170517-0048692

Charter of Lenox Village Town Center Assn., Inc., HOA of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

Charter for Lenox Village Neighborhood HOA of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed(s) for common areas of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20011129-0130322, Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20020408-0042672 and Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130626-0065783 and Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.

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 in Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7221 Althorp Way, Unit 11 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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, Grantor has executed this instrument on this 12th day of May, 2017.

Elizabeth Burris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Burris, 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 12th day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

