WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170043308 DEEDWARR
Recvd: 05/22/17 12:06 2 pgs
Fees: 13.00 Taxes: 847.30
20170522-0050556

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

P-BR-17-602

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The MOU Trust (Created By a Declaration of Trust Dated September 24, 2001)	New Owner	
(NAME) **602 Saint Jules Lane**	(NAME)	**173-09-0A-107.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN E. CURLEY, III AND SHANNON P. CURLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAON-CHIY PI, TRUSTEE OF THE MOU TRUST (CREATED BY A DECLARATION OF TRUST DATED SEPTEMBER 24, 2001),** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 115 on the Plan of Revision One, Section Two, Lenox Village of record in Plat at Instrument No. 20020731-0091872, 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 John E. Curley, III and Shannon P. Curley, husband and wife by Warranty deed from Sara R. Johnson, unmarried of record in Instrument No. 20150603-0051834 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 3, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20020731-0091872;
- Covenants, Conditions and Restrictions, with By-Laws appended thereto, of record in Instrument Nos. 20020315-0032825, 20020315-0032826, 20021226-0158458, 20021226-0158459 and 20020911-0110906;
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831;
- Charter of Lennox Village Lifestyle Center, III, LLC of record in Instrument No. 20130516-0049556;
- Conveyance of common areas of record in Instrument No. 20020501-0053757, as rerecorded in Instrument No. 20020507-0056338;
- Easement for Sanitary Sewer, Storm Drainage and Water Main with Appurtenances of record in Instrument Nos. 20011129-0130322, 20011106-0121932 and 20010918-0100850, and Book 7361, Page 230 and Book 7985, Page 449;
- Easement for Water Mains and Appurtenances of record in Instrument No. 20011112-0123853;
- Access Easement and Easement for Right of Way and Sign of record in Instrument No. 20010103-0000902;
- Easement(s) for Storm Water Detention of record in Instrument Nos. 20020408-0042675 and 20020408-0042676;
- Deed conveyance from Lenox Village, III, a Tennessee limited liability company to Lenox Village Lifestyle Center, LLC, a Tennessee limited liability company of record in Instrument No. 20130605-0057293;
- Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20130605-0057294;
- Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument Nos. 20130626-0065783, 20130916-0097049 and 20140314-0021537;
- Agreement for Dedication of Easement and/or Public Right of Way of record in Instrument No. 20130927-0101913, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **602 Saint Jules Lane, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 18th DAY OF MAY, 2017.

John E. Curley,, III

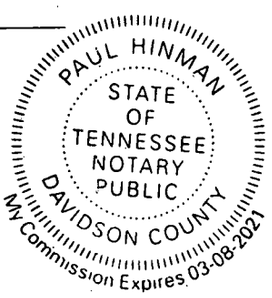
Shannon P. Curley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. CURLEY,, III AND SHANNON P. CURLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212