File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170511888** BILL GARRETT, Davidson County Trans:T20170052320 DEEDWARR Recvd: 06/19/17 15:05 2 pgs Fees:13.00 Taxes:862.10 20170619-0061486	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $233,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2017. Notary Public My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner: Frank Marco 2620 Avery Park Drive Nashville TN 37211	Send Tax Bills To: Ftm Bank Ste. 10 Cadillac Dr. 100 Brentwood, TN. 37027	Tax Information: Tax Parcel ID No. 173-09-0A-632.00-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, **Nick Flanagan and wife, Mara Flanagan** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Frank Marco**, ("Grantee"), his 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. 679 on the Plan of Section One of Phase Eight, Lenox Village of record in Plat at Instrument No. 20060824-0104608, 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 Nick Flanagan and wife, Mara Flanagan by Warranty deed from Kimberly Belcher, now known as Kimberly L. Stinchomb, and husband, Thomas D. Stinchcomb of record in Instrument No. 20160830-0090544 Register's Office for Davidson County, Tennessee, dated August 29, 2016 and recorded on August 30, 2016.

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. 20060824-0104608, 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. 20050113-0005133, 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. 20070830-0104306 and Instrument No. 20080326-0030439, 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.

Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 2002041-20045831, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for Davidson County, Tennessee.

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

Supplemental Master Deed Restrictions of record in Instrument No. 20021226-0158459, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument No. 20130626-0065783, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2620 Avery Park Drive Nashville TN 37211

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 14th day of June, 2017.

Nick Flanagan

Mara Flanagan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 14th day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018