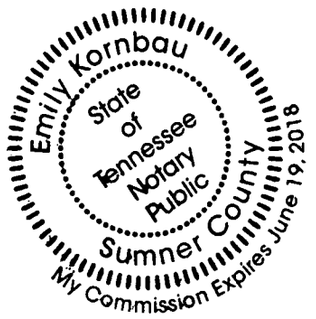
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2017

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL) 6/19/18

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregory Benning	new owner	Parcel ID:
7234 Althorp Way, #U-10		172120D43800
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Heidi Sullivan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Gregory Benning

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit U-10 as shown as Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for The Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing 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 and shown as Exhibit A and B-2 of Instrument No. 20050815-0096405, in The Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Heidi Sullivan by deed from Frank W. Dipaola, of record in Instrument 20090706-0062550, dated June 25, 2009, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20020315-0032826 amended in Instrument 20021226-0158458; 20031212-0178492; 20050815-0096405; 20040526-0062220; 20050113-0005133; 20050324-0032209; 20060120-0007914; 20060221-0020352; 20060309-0027423; 20060321-0032383; 20060622-0074677; 20070103-0001284; 20070830-0104306; 20080326-0030439; 20080326-0030449; 20080403-0033974; 20020315-0032825 amended in Instrument 20021226-0158459; 20040526-0062221; 20060120-0007913; 20060321-0032383; 20060321-0032382 and 20020315-0032826, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050324-0032209 amended in Instrument 20050815-0096405, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7234 Althorp Way, #U-10, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20170059190 DEEDWARR
Recvd: 07/11/17 11:06 2 pgs
Fees:13.00 Taxes:641.95
20170711-0069624

Witness my hand this 6th day of July, 2017.

Heidi Sullivan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Sullivan, 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 at Nashville, Tennessee, this 6th day of July, 2017.

My Commission Expires: 3/6/21

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.