WARRANTY DEED

Bill Garrett
Batch# 5349
09/27/2017 02:33:50 PM
Fees: $18.00 Taxes: $665.63

Davidson County
DEEDWARR
3 pgs

20170927-0099022

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00.

Affiant

Subscribed and sworn to me on September 26, 2017.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30891

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
TLLF Holding Company, LLC 701 Morriswood Drive Mt. Juliet, TN 37122	TLLF Holding Company, LLC 701 Morriswood Drive Mt. Juliet, TN 37122	172-12-0D-103.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village Properties, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto TLLF Holding Company, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** it's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 103 a/k/a Unit E3, as shown on Exhibit B-1 & B-2 of 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 (Building E) of record in Instrument No. 20050119-0006853, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown as Lot 3 on the plan of the Resubdivision of Lots 1 and 3, Section One, The Town Center Homes at Lenox Village, of record in Instrument No. 20050120-0007426, said Register's Office.
>
> Being the same property conveyed to Lenox Village Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20071214-0144104, Register's Office for Davidson County, Tennessee, dated December 11, 2007 and recorded on December 14, 2007.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters shown on the Plan of record in Instrument No. 20050120-0007426, as shown on Exhibit B-1 & B-2 of Instrument No. 20050119-0006853 and Exhibit E-1 of Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032826, and Supplemental Declaration of record in Instrument No. 20031212-0178492, as made applicable by Supplemental Declaration of record in Instrument No. 20050119-0006853, 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.
4. Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.
5. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.
6. Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement(s) of record in Book 7361, Page 230, Instrument No. 20020408-0042676 and Instrument No. 20050822-0099609, Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances of record in Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666, Register's Office for Davidson County, Tennessee.
9. Ingress/Egress Easement reserved in Instrument No. 20010103-0000902, Register's Office for Davidson County, Tennessee.
10. 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.
11. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7009 Lenox Village Drive, #103, 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 GRANTEE, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's 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 our hands on September 26, 2017.

LENOX VILLAGE PROPERTIES, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY:

By:_____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Lenox Village Properties, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on September 26, 2017.

NOTARY PUBLIC

My Commission Expires: _____