WARRANTY DEED

Bill Garrett Davidson County
Batch# 29070 **DEEDWARR**
1/22/2017 10:54:53 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20171122-0119992

W-VRES-17-8132

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

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)
Yuliana V. Ruff	Wells Fargo Bank N.A.	
(NAME)	(NAME)	
8132 Lenox Creekside Drive	6200 Park Ave.	**181-02-0A-280.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Des Moines, IA 50321	
(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, **VALERIE BONDS HOWARD F/K/A VALERIE BONDS CARLTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YULIANA V. RUFF,** 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 Townhome Unit No. 36 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq" as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting to the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Valerie Bonds Carlton by Warranty deed from Bobby Willis, an unmarried man of record in Instrument No. 20101229-0103412 Register's Office for Davidson County, Tennessee, dated December 17, 2010 and recorded on December 29, 2010. (Value of consideration shown in aforementioned deed $162,900.00.)

The said Valerie Bonds Carlton has since married and is now known as Valerie Bonds Howards.

The spouse of the grantor does not join in the execution of this instrument as the subject property was never their marital residence and as such there is no marital interest to convey.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Matters shown on the P. U. D. Boundary Plat of record in Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938 supplemented by Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Agreement of Dedication of Easements for sanitary sewer and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement to United Telephone company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
- Matters shown on Exhibit Plat, Sheets 1 through 11, attached to First Supplement to the Master Deed of record in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee.
- Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558; also shown as Exhibit "B" of Instrument No. 20060306-0025686 together with By-Laws as Exhibit "C", in the Register's Office for Davidson County, Tennessee.

- Easements of record in Instrument Number 20130103-0001024, 20130215-0015739, 20150156-0007087, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8132 Lenox Creekside Drive, Nashville, Tennessee 37013**.

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 10th DAY OF NOVEMBER, 2017.

Valerie Bonds Howard f/k/a Valerie Bonds Carlton by Laura Mitchell, Attorney in-fact

Valerie Bonds Howard f/k/a/ Valerie Bonds Carlton
by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Mitchell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of VALERIE BONDS HOWARD F/K/A VALERIE BONDS CARLTON, and who acknowledged he/she/they executed the same as the free act and deed of the said VALERIE BONDS HOWARD F/K/A VALERIE BONDS CARLTON.

Witness my hand and official seal, this the 10th of November, 2017.

Jordan T. Myers

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
January 6, 2020

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