Bill Garrett Davidson County
Batch# 42705 DEEDWARR
12/29/2017 10:50:16 AM 2 pgs
Fees: $13.00 Taxes: $621.23
20171229-0132337

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214362** JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $167,900.00. Affiant Subscribed and sworn to before me, this28th day of December, 2017. Notary Public My Commission Expires: 8/10/19

WARRANTY DEED

Address New Owner: Ernest Luecke 259 Keswick Grove Ln. Franklin, TN 37067	Send Tax Bills To: Movement Mortgage, LLC P.O. Box 890964 Charlotte, NC 28289	Tax Information: Tax Parcel ID No. 172120D52600CO

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, **Ashley D. McPeak n/k/a Ashley D. Gann, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ernest Luecke**, a married man ("Grantees"), its 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 Unit Number Z-6 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument Number 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter; Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument Number 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument Number 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument Number 20060118- 0006550 in said Register's Office.

Being the same property conveyed to Ashley D. McPeak, a single person by Warranty Deed from Travis A. Moore, unmarried and Carolyn F. Moore, unmarried, recorded on the 16th day of December, 2015 in Instrument No. 20151216-0126285, in the Register's Office of Davidson County, Tennessee.
Ashley D. McPeak & Ashley D. Gann being one and the same person.
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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III, as recorded in Instrument No. 20060118-0006550.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TOWN CENTER HOMES AT LENOX VILLAGE, SECTION III Condominium of record in Instrument No. 20020315-0032825 , as made applicable by instrument(s) of record in Instrument No. 20060120-0007913; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Charter, Easements, Covenants and Restrictions for Residential Neighborhood recorded in Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423.

Special Covenants and Restrictions for The Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-0178492 and made applicable to the subject property by Instrument No. 20060120-0007914 in said Register's Office.

Stormwater Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office.

Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in said Register's Office.

Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.

Drainage Easement and Maintenance Agreement for Detention Facilities recorded in Instrument No. 20150817-0082475.

This is improved property located at 8043 BIENVILLE DR #6 Nashville TN 37211-7175

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, Grantor has executed this instrument on this 28th day of December, 2017.

Ashley D. Gann

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 28th day of December, 2017.

Nathan L. Powers
Notary Public

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

my commission expires: 01/17/21