(1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 2-19-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Erin Riley	Newowner	181020A10800C
(NAME)	(NAME)	
8421 Callabee Way F-10		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110039

For and 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, **I, Rachelle B. Buchanan,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Amy Erin Riley, an unmarried woman and Peter Chodniewicz, an unmarried man,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. F-10, as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq. as amended of record as Instrument No. 20060306-0025686, and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee. Said Unit being shown as part of Exhibits E1 and E2 and E3 of said Master Deed.

BEING all of the same property conveyed to Rachelle B. Buchanan by Warranty Deed from Regent Homes, LLC dated May 29, 2007 and filed of record in Instrument 20070604-0065948, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to the provisions and requirements thereof of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated to the By-Laws for the administration thereof; to easements, rights and interest 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, and By-Laws of record in Instrument 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument 20070801-0091466 and Instrument 20080808-0081967, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 8421 Callabee Way F-10, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110019422 DEEDWARR
Recvd: 04/04/11 10:41 2 pgs
Fees:13.00 Taxes:419.95
20110404-0025556

Witness my hand this 31st day of March, 2011.

Rachelle B. Buchanan

Rachelle B. Buchanan

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rachelle B. Buchanan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rachelle B. Buchanan executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2011.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public