File No. 210070373

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April ~~2010~~ 2011.

Notary Public

MY COMMISSION EXPIRES: 11/13/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20110026495 DEEDWARR
Recvd: 05/04/11 13:58 2 pgs
Fees:13.00 Taxes:584.60
20110504-0034296

K. THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Ann Johnson (NAME)	New Owner (NAME)	181020A01300CO
8228 Lenox Creekside Dr. (ADDRESS)	(ADDRESS)	
Antoich, TN 37013 (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 considerations, the receipt of which is hereby acknowledged, WE, James Ian Mincey and wife, Alicia R. Mincey, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sarah Ann Johnson, an unmarried woman, hereinafter called the grantee(s), 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 No. 13, as shown on the plan of Lenox Creekside Phase One, filed as Exhibit E1, E2 and E3, and established by the Master Deed of record in Instrument 20060306-0025686 and amended by Instrument 20060606-0066938, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said unit.

Being the same property conveyed to James Ian Mincey and wife, Alicia R. Mincey by Deed from Regent Homes LLC, a Tennessee Limited Liability Company, dated 07/30/2008 and filed for record on 08/01/2008 in Instrument 20080801-0079273, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws and Charter filed for record in Instrument 20060306-0025686, Amended in Instrument 20060606-0066938, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument 20060227-0022558, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of Nashville of record in Book 9487, Page 901, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metro Government of Nashville of record in Book 9487, Page 914, said Register's Office.

Stormwater Detention Agreement to Metro Government of Nashville of record in Instrument 20060206-0014635, said Register's Office.

Right of Way Agreement to Gulf Interstate Gas Co. of record in Book 2203, Page 579, said Register's Office.

Right of Way Agreement to Gulf Interstate Gas Co. of record in Book 2244, Page 11, said Register's Office.

All matters set out in General Warranty Deed including but not limited to an easement to Columbia Gulf Transmission Co. of record in Book 2875, Page 299, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 181020A01300.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8228 Lenox Creekside Drive, 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 GRANTEE(S), 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), 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 hands this 4 day of April, ~~2010~~. 2011

James Ian Mincey

Alicia R. Mincey

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Ian Mincey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4 DAY OF April, ~~2010~~. 2011

Witness my hand at office this 4 day of April, ~~2010~~. 2011

Commission expires:

Notary Public

JENNIFER D. BOYD
Notary Public, State of Ohio
My Commission Expires
December 22, 2014

STATE OF Ohio

COUNTY OF Franklin

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Alicia R. Mincey, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 4 DAY OF April, ~~2010~~. 2011

Witness my hand at office this 4 day of April, ~~2010~~. 2011

Commission expires:

Notary Public

JENNIFER D. BOYD
Notary Public, State of Ohio
My Commission Expires
December 22, 2014

File Number: 210070373

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027