BILL GARRETT, Davidson County
Trans:T20130004531 DEEDWARR
Recvd: 01/16/13 13:53 4 pgs
Fees:23.00 Taxes:501.35
20130116-0005316

(5)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $135,500.00.

Affiant

Subscribed and sworn to me on January 15, 2013.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26117SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Beverly Darlene Chambers 305 East Peachtree Drive, #26 Nixa, MO 65714	SAME ADDRESS AS NEW OWNER	181-2-A-061 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, Joe Allen Barcroft, Robert Lee Barcroft, Michael Anthony Barcroft, Jonathan Edward Barcroft, being all the heirs at law of Eleanor B. Barcroft, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Beverly Darlene Chambers, hereinafter called **"GRANTEE,"** her 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. C-5 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, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.
>
> Being the same property conveyed to Eleanor B. Barcroft, an unmarried person, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20080201-0010805 in the Register's Office for Davidson County, Tennessee. The said Eleanor B. Barcroft having since died vesting the property in the heirs at law of Eleanor B. Barcroft as named hereunder.

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

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938 in said Register's Office.
3. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with By-Laws as Exhibit "C".
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office.
6. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office.
7. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office.
8. 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 8231 Lenox Creekside Drive, #5, Cane Ridge, TN 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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 January 15, 2013.

Joe Allen Barcroft by [illegible] his Attorney-In-Fact
Joe Allen Barcroft by Jonathan Edward Barcroft, his Attorney-In-Fact

Robert Lee Barcroft by [illegible] his Attorney-In-Fact
Robert Lee Barcroft by Jonathan Edward Barcroft, his Attorney-In-Fact

Michael Anthony Barcroft by [illegible] his Attorney-In-Fact
Michael Anthony Barcroft by Jonathan Edward Barcroft, his Attorney-In-Fact

Jonathan Edward Barcroft

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Edward Barcroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Joe Allen Barcroft, as his Attorney in Fact, as the free act and deed of the within named Joe Allen Barcroft. Witness my hand and official seal on January 15, 2013.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Edward Barcroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Robert Lee Barcroft, as his Attorney in Fact, as the free act and deed of the within named Robert Lee Barcroft. Witness my hand and official seal on January 15, 2013.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Edward Barcroft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Michael Anthony Barcroft, as his Attorney in Fact, as the free act and deed of the within named Michael Anthony Barcroft. Witness my hand and official seal on January 15, 2013.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On January 15, 2013, personally appeared before me, **Jonathan Edward Barcroft**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
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STATE OF TENNESSEE