File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130017780 DEEDWARR
Recvd: 03/04/13 14:31 2 pgs
Fees: 13.00 Taxes: 388.50

20130304-0021585

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **February, 2013**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas D. Ventling and Michelle L. Ventling	FIRST STATE BANK	181020A06400CO
(NAME)	(NAME)	
8231 Lenox Creekside Drive Unit 8	480 OIL WELL RD., 2ND FLOOR	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	JACKSON, TN 38305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Ian Henson and Carly Henson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas D. Ventling and Michelle L. Ventling, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit No. C-8 as set forth in the Master Deed Establishing Lenox Creekside, Phase 1, 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, E2, and E3 of said Master Deed.

Being the same property conveyed to Ian Henson and Carly Henson, husband and wife, by deed from Regent Homes, LLC, a Tennessee limited liability company, dated December 27, 2007 of record in Instrument No. 20071231-0149387, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 8231 Lenox Creekside Drive Unit 8, Antioch, 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we

are lawfully seized and possessed of said land in fee simple, has 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 Grantees, 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 our hands this **28th** day of **February, 2013**

* **Ian Henson**

* **Carly Henson**

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, **Ian Henson and Carly Henson**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of **February, 2013**

Notary Public

My commission expires: 7-14-2016

TESSICA CULL
NOTARY PUBLIC – MICHIGAN
LAPEER COUNTY
ACTING IN THE COUNTY OF Genesee
MY COMMISSION EXPIRES JULY 14, 2016