WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067121 DEEDWARR
Recvd: 08/05/13 15:45 2 pgs
Fees:13.00 Taxes:647.30
20130805-0081911

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,947.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kalifa K. Oliver	Ameris Bank	181-02-A-014.00 CO
(NAME)	(NAME)	
8230 Lenox Creekside Drive	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Robert Charles Anderson, Jr., and Rhonda Anderson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kalifa K. Oliver, and unmarried woman, 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 Lot No. 14 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 the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Robert Charles Anderson, Jr., unmarried by deed of record in Instrument Number 20080610-0059795, Register's Office for Davidson County, Tennessee. The said Robert Charles Anderson, Jr., is now married to Rhonda Anderson. Rhonda Anderson hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

The premises herein described is part of the Horizontal Property Regime 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 Act as the same is et 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 undertaking contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase1, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in said Register's Office; and 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; and Charter of Lenox Creekside Condominium Owners Associations, 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 the By-Laws as Exhibit "C"; and Storm water Detention Agreement of record as Instrument No. 20060206-0014635, in said Register's Office; and 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; and 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; and 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.

unimproved ☐

This is improved ☒ property, known as 8230 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 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, 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 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 29th day of July, 2013.

Robert Charles Anderson Jr.

Rhonda Anderson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Charles Anderson, Jr., and Rhonda Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 29th day of July, 2013.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017