THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31327-07-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $136,000.00. Affiant Subscribed and sworn to before me this 13th day of August, 2013. Notary Public My Commission Expires: 8/15/15

SHARON A. RITMON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner: Sidney A. McPhee, Elizabeth L. McPhee, and Seneca A. McPhee 8221 Lenox Creekside Drive, #11 Antioch, TN 37013	**Send Tax Bills To:** Sumner Bank + Trust 967A Grassland Place Gallatin, TN 37066	**Tax Information:** Map and Parcel No.: 181 020 A 05300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joshua Goss, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seneca A. McPhee, unmarried, and Sidney A. McPhee and Elizabeth L. McPhee, husband and wife, joint tenants with right of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8221 Lenox Creekside Drive, #11, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 13th day of August, 2013.

Joshua Goss

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Joshua Goss**, 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 for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2013.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130071295 DEEDWARR
Recvd: 08/19/13 12:01 2 pgs
Fees:13.00 Taxes:503.20

20130819-0086931

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B-11, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Joshua Goss,a single person, by deed dated April 27, 2011, from Ashley C. Siskey, a married woman, of record in Instrument No. 20110429-0032736, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantees.
2. Charter of Incorporation of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument No. 20060227-0022558, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Creekside, Phase 1, of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9487, pages 901 and 914, Register's Office for Davidson County, Tennessee.
6. Easement for right of way to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in connection with deed of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20060206-0014635, Register's Office for Davidson County, Tennessee.