THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R13-1599

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jerry Mercer Kathryn Mercer 8421 Callabee Way, Unit F-10 Antioch, TN 37013	Jerry Mercer, et ux 2614 Scottsville Rd. Lafayette, TN 37083	181-02-0A 108.00

STATE OF TENNESSEE
COUNTY OF MACON
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

BILL GARRETT, Davidson County
Trans:T20130094502 DEEDWARR
Recvd: 11/05/13 11:49 2 pgs
Fees:13.00 Taxes:432.90
20131105-0114747

Julie L. Jones
Affiant

MICAH KINGERY STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Subscribed and sworn to before me, this the 1st day of ~~October~~ November, 2013.

Micah Kingery
Notary Public

My Commission Expires: 5/22/2017
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Amy Erin Chodniewicz fka Amy Erin Riley and Peter Chodniewicz, wife and husband, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jerry Mercer and wife Kathryn Mercer ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. F-10, 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, Master Deed 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 of Exhibits E1 and E2 and E3 of said Master Deed.

Being the same property conveyed Amy Erin Riley, an unmarried woman and Peter Chodniewicz, an unmarried man by Warranty Deed from Rachelle B. Buchanan, dated March 31, 2011, filed April 4, 2011, in Instrument No. 20110404-0025556, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8421 Callabee Way, Unit F-10, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said current year taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of **October, 2013.**

GRANTOR(S)

Amy Erin Chodniewicz

Amy Erin Chodniewicz

Peter Chodniewicz

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Amy Erin Chodniewicz fka Amy Erin Riley and Peter Chodniewicz** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 29th day of **October, 2013.**

Notary Public

My Commission Expires:

6-1-2015

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015