BILL GARRETT, Davidson County
Trans:T20130101718 DEEDWARR
Recvd: 12/04/13 09:38 2 pgs
Fees:13.00 Taxes:499.50

20131204-0123397

Map and Parcel: 181-2-A-97.00 CO

Warranty Deed

Address of New Owner(s)
Chelsea Lynn Thayer
8411 Callabee Way, #13
Cane Ridge, Tennessee 37013

Send Tax Bills To:
SWBC Mortgage Corporation
9311 San Pedro Avenue, Suite 100
San Antonio, TX 78216

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration (or value, whichever is greater) for this transfer is 135,000.00

Affiant

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 27 day of November, 2013.

Notary Public

My Commission Expires 5-2014

For and in Consideration of the sum of ONE HUNDRED AND THIRTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, J. Briley Price, and Heather D. Price, as husband and wife, (hereafter referred to collectively as "Grantor") have bargained and sold, and by these presents do transfer and convey to Chelsea Thayer, unmarried, her heirs and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. E-13 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 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 J. Briley Price by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 31st day of May, 2007 in Instrument No. 20070531-0064750, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2013 property taxes and subsequent years; b) instruments of record in Instrument No. 20060227-0022558; Instrument No. 20060306-0025686; Book 9487, Page 901, Book 9487, Page 914, Book 2203, Page 579, Book 2244, Page 11 and Book 2875, Page 299; Instrument No.

20060206-0014635; Instrument No. 20130215-0015739, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

J. Briley Price and Heather D. Price have since married and she joins in this deed to convey all rights, title, and interest in said property by virtue of it having been used as marital property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved property, known as 8411 Callabee Way, #13, Cane Ridge, Tennessee 37013.

To have and to hold the above described tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, and the heirs and assigns of Grantee, forever.

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor binds Grantor and the heirs and representatives of Grantor to warrant and forever defend the title to the above described land to Grantee and the heirs and assigns of Grantee, against the lawful claims of all persons.

Witness this 27th day of November, 2013

J. BRILEY PRICE

HEATHER D. PRICE

STATE OF TENNESSEE }

COUNTY OF ROBERTSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named J. Briley Price and Heather D. Price, the bargainors, 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 Springfield, Tennessee, this 27th day of November, 2013.

NOTARY PUBLIC

My Commission Expires December 6, 2016

J. TERRY PRICE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN