RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20130105826 DEEDWARR
Recvd: 12/19/13 13:45 2 pgs
Fees:13.00 Taxes:530.95
20131219-0128364

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2013

Notary Public:

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jenna J. Noonan	**NEW OWNER**	Parcel ID:
8431 Callabee Way Unit 5		181020A11700CO
Antioch, TN 37013		

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

Erica Clemons and husband, Carson Clemons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jenna J. Noonan , unmarried
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. G-5, 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 by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; said unit being shown as part of Exhibit E-1, E-2 and E-3, of said Master Deed.

BEING the same property conveyed to Erica Shay Taylor by deed from Federal Home Loan Mortgage Corporation, of record in Instrument 20100426-0031537, dated March 24, 2010, Register's Office for said County. The said Erica Shay Taylor married Carson Clemons and is now known as Erica Clemons

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20060306-0025686 amended in Instrument 20060606-0066938; 20070801-0091466; 20080808-00811967; and 20060306-0025686, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060606-0066938; and (3) Easement to United Telephone Co. of record in Instrument 20070503-0053020; Sewer and Drainage Easement of record in Book 9487, Page 901 and 914 and Book 11338, Page 743; and Easement to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, said Register's Office.

The said Erica Clemons and Erica Shay Taylor being one in the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 8431 Callabee Way, Antioch, TN 37013 *Unit 5

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 11th day of December, 2013.

Erica Clemons

Carson Clemons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Clemons and Carson Clemons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of December, 2013.

My Commission Expires: 9-9-14

Notary Public

