ADDRESS NEW OWNER:
Patricia Ann Kersey
~~8332 Tecumseh Lane~~ PO Box 244
~~Cane Ridge, TN 37013~~ Brentwood TN 37024

SEND TAX BILL TO:
FM Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

MAP PARCEL NOS.:
181020A02800CO

BILL GARRETT, Davidson County
Trans:T20140083891 DEEDWARR
Recvd: 11/06/14 10:27 2 pgs
Fees:13.00 Taxes:621.23
20141106-0102573

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

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 and sufficiency of all of which are hereby acknowledged, We, **Cynthia A. Medley, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Patricia Ann Kersey** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 28 aka Lot 28 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 provision 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 Cynthia A. Medley, an unmarried person, from Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed recorded on April 20, 2011, in Instrument No. 20110420-0030546, said Register's Office. The Affidavit of Value on said Deed shows $138,900.00.

This is property with a common address of **8332 Tecumseh Lane, Cane Ridge, TN 37013.** #28 CAM

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for 2014, said taxes having been prorated and payment of same being paid by the Grantor at closing.
(2) Master Deed and By-Laws in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, said Register's Office.
(3) Charter for Lenox Creekside Condominum Owners Association, Inc., in Instrument No. 20060227-0022558, said Register's Office; also shown as Exhibit "B: of Instrument No. 20060306-0025686, said Register's Office, together with the By-Laws as Exhibit "C."
(4) Subject to all matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhbibits E1, E2, and E3 of Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938, said Register's Office.
(5) Stormwater Detention Agreement of record as Instrument No. 20060206-0014635, said Register's Office.
(6) 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.
(7) 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, said Register's Office.

(8) Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the subject property.
(9) Easement for Conservation Greenway in Instrument No. 20130103-0001024, said Register's Office.
(10) The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of Lenox Creekside, Phase I, Condominiums, a Horizontal Property Regime, contained in the Master Deed and the By-Laws appended thereto.
(11) Subject to the Tennessee Horizontal Property Act as same is set forth in Tennessee Code Annotated, Section 66-27-101, et seq., as same is amended.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 5th day of November, 2014.

Cynthia A. Medley

Cynthia A. Medley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Cynthia A. Medley, an unmarried person,** with whom I am personally acquainted, or who 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 office this **5th** day of **November 2014.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1410-187

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $167,900.00.

Patricia Ann Kersey

Affiant

Subscribed and sworn before me this 5th day of November, 2014.

Notary Public
My Commission Expires: 3/7/2017

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017