File #26694-8 BOX #14

WARRANTY DEED

ANGELA G. BATSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow LLC - Midtown Nashville, 2500 21st Avenue South, Suite 102, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kathleen G. Williams	Gateway Mortgage Group, LLC	181-02-0A-030.00- CO
(NAME)	(NAME)	
8211 Lenox Creekside Drive, Unit 2	6910 E. 14th Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tulsa, OK 74112	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Bonnie S. Jannasch, David T. Stitt, Karen J. Snodgrass, John H. Stitt, Jr. and Carolyn A. Heffner, as Devisees under the Will of John H. Stitt, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kathleen G. Williams, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A-2 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase I of record in Instrument Number 20060306-0025686, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E1, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to John H. Stitt, Sr., an unmarried person by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070926-0114897 Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on September 26, 2007. The said John H. Stitt (Sr.) died on October 31, 2014, leaving a Will of John H. Stitt, dated, July 20th, 2009, which was admitted to the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 14P-1910 (the "Will"). The devisees and beneficiaries under said Will are Karen J. Snodgrass, John H. Stitt, Jr., Bonnie S. Jannasch, David T. Stitt and Carolyn A. Heffner.

The said John H. Stitt, Sr. and John H. Stitt being one and the same person.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN.

BILL GARRETT, Davidson County
Trans:T20150001323 DEEDWARR
Recvd: 01/07/15 09:04 3 pgs
Fees:18.00 Taxes:543.90
20150107-0001570

unimproved ☐

This is improved ☑ property, known as 8211 Lenox Creekside Drive, Unit 2, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 31st day of December, 2014.

Bonnie S. Jannasch

David T. Stitt
By: Bonnie S. Jannasch, His Attorney-in-fact

Karen J. Snodgrass
By: Bonnie S. Jannasch, Her Attorney-in-fact

John H. Stitt, Jr.
By: Bonnie S. Jannasch, His Attorney-in-fact

Carolyn A. Heffner
By: Bonnie S. Jannasch, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of December, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Bonnie S. Jannasch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal at office the day and year above written.

Notary Public

My Commission Expires: 1·27·15

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2014, before me personally appeared Bonnie S. Jannasch, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said David T. Stitt.

Notary Public

My Commission Expires: 1·27·15

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2014, before me personally appeared Bonnie S. Jannasch, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Karen J. Snodgrass.

Notary Public

My Commission Expires: 1·27·15

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2014, before me personally appeared Bonnie S. Jannasch, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said Carolyn A. Heffner.

Notary Public

My Commission Expires: 1·27·15

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 31st day of December, 2014, before me personally appeared Bonnie S. Jannasch, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the same as the free act and deed of the said John H. Stitt, Jr..

Angela G. Batson
Notary Public

My Commission Expires: 11-6-17



Legal Description Continuation

This instrument is being executed in behalf of Karen J. Snodgrass, pursuant to a Power of Attorney, and filed for record simultaneously herewith of record in Instrument No.: 20150106-0001282, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of John H. Stitt, Jr. pursuant to a Power of Attorney, and filed for record simultaneously herewith of record in Instrument No.: 20150106-0001279, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of David T. Stitt, pursuant to a Power of Attorney, and filed for record simultaneously herewith of record in Instrument No.: 20150106-0001283, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of Carolyn A. Heffner, pursuant to a Power of Attorney, and filed for record simultaneously herewith of record in Instrument No.: 20150106-0001277, Register's Office for Davidson County, Tennessee.