WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/15 08:31 3 pgs
Fees:18.00 Taxes:547.23
20150304-0018700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/27/16 (AFFIX SEAL)

CYNTHIA A. BADGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-15-8211

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Phillip Griffin	Cucap Inc	
(NAME)	(NAME)	
8211 Lenox Creekside Drive, A-1	1400 8th Ave S	181-02-0A-029.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KYLE D. BRAAKSMA, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHILLIP GRIFFIN**, hereinafter called the Grantee(s), their heirs and assigns, that 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-1 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 and as amended by Instrument No. 20060606-0066938 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 Kyle D. Braaksma, a single person by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20071016-0122735 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 16, 2007.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Master Deed of record in Instrument Number 20060306-0025686, amended in Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20060227-0022558, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee.
- Rights of Way and Easements to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, and connection with the Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: 8211 Lenox Creekside Drive, A-1, Antioch, Tennessee 37013.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this the 26th DAY OF FEBRUARY, 2015.

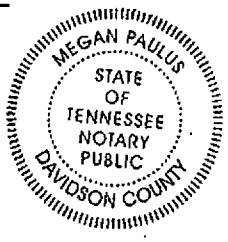
Kyle D. Braaksma by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE D. BRAAKSMA, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE D. BRAAKSMA.

Witness my hand and official seal, this the 26th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Amy Cross Nance, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me a notary for this county and state, Amy Cross Nance who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 6/22/15

ROSEMARY P. SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY