ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Courtney Anne Pintenich 9564 Sunnybrook Drive Brentwood, TN 37027	F&M Bank 50 Franklin Street Clarksville, TN 37040	181020A14900CO

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20150015864 DEEDWARR
Recvd: 03/04/15 10:52 4 pgs
Fees:23.00 Taxes:481.00
20150304-0018854

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Charisse Winters Kulp, Executrix of the Estate of David Lee Kulp, Charisse Winters Kulp, heir at law, Tela Elise Kulp Williams, heir at law, and Jordan Valli Kulp Dobson, heir at law (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Courtney Anne Pintenich, a single woman (The "Grantee"), Grantee's heirs 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 I-4, PHASE 2, LENOX CREEKSIDE, as established under Master Deed of record in Instrument No. 20070801-0091466, amended at Instrument No. 20080808-0081967, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to David Kulp, a married man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 28th day of July, 2010 in Instrument No. 20100728-0059216, in the Register's Office of Davidson County, Tennessee. The said David Kulp has since died on April 1, 2014 and his last will and testament was filed for probate on January 8, 2015 in the Chancery Court for Davidson County, Tennessee, Probate Case Number 15P28.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Charter of Lenox Creekside Condominium Owners Association, Inc. recorded at Instrument No. 20060227-0022558.
3. Master Deed establishing LENOX CREEKSIDE Condominium of record in Instrument No. 20060306-0025686 , as amended by instrument(s) of record in Instrument Nos. 20060606-0066938, 20070801-0091466 and 20080808-0081967.
4. Easement for Right of Way to United Telephone Company, recorded in Instrument No. 20070503-0053020.

5. Easement for Conservation Greenway, recorded in Instrument No. 20130103-0001024.
6. Access Easement, recorded in Instrument No. 20130214-0015739.
7. Easement for Sewer/Storm Drainage, recorded in Book 11338, Page 743.
8. Subject to Flow of Mill Creek.
9. Stormwater Detention Agreement recorded at Instrument No. 20060809-0097652.

This is improved real property located on 8501 Burnham Lane, Antioch, TN 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February, 2015.

Notary Public

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Commission Expires:

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

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

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

Witness my hand this 27th day of February, 2015.

The Estate of David Lee Kulp
By: Charisse Winters Kulp
Charisse Winters Kulp, Executrix

Charisse Winters Kulp

Charisse Winters Kulp, heir at law

Tela Elise Kulp Williams
By: Charisse Winters Kulp, Attorney in Fact

Tela Elise Kulp, heir at law
By: Charisse Winters Kulp, Attorney in Fact

Jordan Valli Kulp Dobson
By: Charisse Winters Kulp attorney in fact

Jordan Valli Kulp Dobson, heir at law
By: Charisse Winters Kulp, Attorney in Fact

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charisse Winters Kulp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executrix of the Estate of David Kulp, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of Estate by himself/herself as Executrix.

WITNESS my hand and official seal at Goodlettsville, TN this 27th day of February, 2015.

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charisse Winters Kulp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, TN this 27th day of February, 2015.

ROBERT J. NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charisse Winters Kulp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Tela Elise Kulp Williams and who acknowledged that she executed the same as the free act and deed of the said Tela Elise Kulp Williams.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2015.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Charisse Winters Kulp with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument on behalf of Jordan Valli Kulp Dobson and who acknowledged that she executed the same as the free act and deed of the said Jordan Valli Kulp Dobson.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 2015.

NOTARY PUBLIC

My Commission Expires:_____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066