BILL GARRETT, Davidson County
Trans:T20150048957 DEEDWARR
Recvd: 06/19/15 09:19 2 pgs
Fees:13.00 Taxes:477.30
20150619-0058667

Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP152228

EPARED BY:
ANKERS TITLE & ESCROW CO
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $129,000.00

Janice Collins
Affiant

Subscribed and sworn to before me, this 15th day of June, 2015.

Robin S. Edwards
Notary Public
My commission expires: 3/24/2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Anne Peterson	Anne Peterson	181-02-0-A-056.00-CO
8221 Lenox Creekside Dr. Unit B14	8221 Lenox Creekside Dr. Unit B14	
Antioch, TN 37013	Antioch, TN 37013	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ryan Phillips and Julie Phillips (f/k/a Julie K Sharp), husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anne Marie Peterson, unmarried** hereinafter called the Grantees, their successors 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. B-14 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium from of ownership and use in the manner provided under the previsions 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 Julie K sharp by Warranty Deed from Regent Homes, LLC dated 11/30/2007 of record in Instrument Number 20071130-0139089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8221 Lenox Creekside Drive Unit B14, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of June, 2015.

Ryan Phillips

Julie Phillips (f/k/a Julie K Sharp)

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan Phillips and Julie Phillips (f/k/a Julie K Sharp), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 15th day of June, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

DESHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY