Davidson County DEEDWARR
Recvd: 08/25/15 09:03 4 pgs
Fees:23.00 Taxes:545.75
20150825-0085584

#32562

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32562-07-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $147,500.00. Affiant Subscribed and sworn to before me this 24th day of August, 2015. Notary Public My Commission Expires:

GEORGE F. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Johnny M. Thomas, Sr. 441 McMurray Drive Nashville, TN 37211	**Send Tax Bills To:** Regions Bank dba Regions Mortgage 201 Milan Parkway Birmingham, AL 35211	**Tax Information:** Map and Parcel No.: 181 02 0 A 031 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Johnny M. Thomas, Jr., unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnny M. Thomas, Sr., unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8211 Lenox Creekside Dr. Unit A-3, Antioch, TN 37013

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2015.

Johnny M. Thomas, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Johnny M. Thomas, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A-3, together with the appurtenant interest in the common elements of Lenox Creekside, Phase 1, a horizontal property regime established by Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibits E1, E2 and E3, to the aforementioned Master Deed.

Being the same property conveyed to Harold E. Thornton and wife Beverly J. Thornton, by deed dated August 17, 2007 from Regent Homes, LLC,a Tennessee limited liability company of record in Instrument No. 20070820-0099496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Johnny M. Thomas, Jr. by deed dated May 5, 2015 from Harold E. Thornton and wife Beverly J. Thornton of record in Instrument No. 20150507-0041861, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Lenox Creekside, Phase 1, of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 9487, pages 901 and 914, Register's Office for Davidson County, Tennessee.
6. Easement for right of way to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in connection with deed of record in Book 2875, page 299, Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20060206-0014635, Register's Office for Davidson County, Tennessee.

True Copy Certification

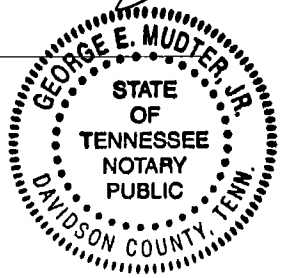
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016