BILL GARRETT, Davidson County
Trans:T20150072137 DEEDWARR
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Fees:13.00 Taxes:499.50
20150825-0086073

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Jared Mark Lane
8421 Callabee Way, Unit 10
Antioch, TN

MAP/PARCEL: 181-02-0A-108.00-CO

FOR AND IN CONSIDERATION of One Hundred Thirty Five Thousand ($135,000.00) dollars, cash in hand paid by the Grantee to the Grantors, the receipt and sufficiency of which are hereby acknowledged in full, we, ***Jerry Mercer and wife, Kathryn Mercer,*** have bargained and sold, and by these presents do transfer and convey unto, ***Jared Mark Lane, a single man***, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. F-10 of Lenox Creekside, Phase I, a condominium, 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, as amended by First Amendment in Instrument Number 20060606-0066938 and supplemented in First Supplement in Instrument Number 20070801-0091466 and Instrument Number 20080808-0081967 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 common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Jerry Mercer and wife, Kathryn Mercer, from Amy Erin Chodniewicz f/k/a Amy Erin Riley, and husband, Peter Chodniewicz, by warranty deed dated 10/29/13, recorded 11/5/13 in Instrument #20131105-0114747, Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Instrument Number 20080808-0081967, said Register's Office.

Subject to right of way easement of record in Book 2203, page 579 and Book 2244, page 11, said Register's Office.

Subject to right of way easement for United Telephone Company of record in Instrument Number 20070503-0053020, said Register's Office.

Subject to access easement agreement of record in Instrument Number 20130215-0015739, said Register's Office.

Possession with deed.

2015 taxes shall be prorated.

This property is not the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Jared Mark Lane***, his heirs and assigns, forever. And we covenant with the said, ***Jared Mark Lane,*** 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, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to said land to the said, ***Jared Mark Lane,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, this 27th day of July, 2015.

Jerry Mercer

Jerry Mercer

Kathryn Mercer

Kathryn Mercer

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***Jerry Mercer and wife, Kathryn Mercer,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 27th day of July, 2015.

Stacey Halloway

NOTARY PUBLIC

STACEY HALLOWAY STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

MY COMMISSION EXPIRES: 11-21-17

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

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

REGISTER OR NOTARY

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 6, 2017

MY COMMISSION EXPIRES:

RE-14674