WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150077283 DEEDWARR
Recvd: 09/11/15 08:32 2 pgs
Fees:13.00 Taxes:795.50
20150911-0092210

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

R-VRES-15-08222

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

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)
Dwight J. Ladd and Timothy L. Hart, II	**Synovus Mortgage Corp.**	
(NAME)	(NAME)	
8222 Lenox Creekside Drive	**2204 Lakeshore Drive**	**181-02-0A-010.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Birmingham, AL 35209**	
(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 **CHRIS GRUENING, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DWIGHT J. LADD, UNMARRIED, AND TIMOTHY L. HART, II, UNMARRIED; AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

Being certain real property located in Davidson County, Tennessee, known as Townhome Lot No. 10 of Lenox Creekside, Phase I, a Residential Development Composed of Townhome Lots and Condominium Units, as shown on Exhibits "E-1, E-2 & E-3" of the Master Deed of record as Instrument No. 20060306-0025686, Register's Office for Davidson County, Tennessee; and being a part of the horizontal property regime established under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, pursuant to the said Master Deed, together with a percentage ownership interest in the Common Elements as prescribed and set forth in said Master Deed, and all recorded amendments and supplements to said Master Deed, as well as any exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Being the same property conveyed to Chris Gruening, unmarried by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20081003-0100900 Register's Office for Davidson County, Tennessee, dated October 02, 2008 and recorded on October 03, 2008. The said Chris Gruening having since married.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, 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.
- Charter for HOA of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, 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, in 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.
- 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.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement for United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
- Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for DavidsonCounty, Tennessee.
- Grant Easement of record in Instrument Number 20150126-0007087, 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: **8222 Lenox Creekside Drive, 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 9th DAY OF SEPTEMBER, 2015.

Chris Gruening

Margaret Anderson Gruening, who joins herein to convey any and all marital interest she may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS GRUENING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET ANDERSON GRUENING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of September, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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