BILL GARRETT, Davidson County
Trans:T20150096006 DEEDWARR
Recvd: 11/12/15 08:37 2 pgs
Fees:13.00 Taxes:466.20
20151112-0114642

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **15-1298**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/19/2015**, by and between **Brad Davis and Terri J Davis, husband and wife**, parties of the first part, and Donna Baumgartner Wiesner, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit No. A-4 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions 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 a portion of the same property conveyed to Brad Davis and Terri J. Davis, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated 08/31/2007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **181-2A-32CO**

☒ Improved **8211 Lenox Creekside Dr Unit 4, Antioch, TN 37013**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Brad Davis

Terri J Davis

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brad Davis and Terri J Davis** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of October, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **Donna Wiesner** * Baumgartner

and Address: **8211 Lenox Creekside Dr Unit 4, Antioch, TN 37013**

Mail tax bills to SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$126,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of October, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY