Record & Return To:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2211

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew Ange David Ange 3416 Springbrook Dr., Nashville, TN 37204	New Owner	181-2-A-69.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $147,500.00

BILL GARRETT, Davidson County
Trans:T20150101601 DEEDWARR
Recvd: 12/01/15 13:22 2 pgs
Fees:13.00 Taxes:545.75
20151201-0121098

Affiant

Subscribed and sworn to before me, this the 23rd day of November, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

DEBORAH A. BIGGS
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Daniel S. Carnine, an unmarried person, as to a one-half undivided interest and Cecil L. Carnine and Marsha Carnine, husband and wife, as to a one-half individed interest as tenants by the entirety,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew Ange and David Ange, tenants in common with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium apartment situated in Davidson County, Tennessee, Being Unit No. C-13, 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, Master Deed 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 of Exhibits E1 and E2 and E3 of said Master Deed.

Being the same property conveyed Daniel S. Carnine, an unmarried person, as to a one-half undivided interest, and Cecil L. Carnine and Marsha Carnine, husband and wife, as to a one-half undivided interest as tenants by the entirety by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated January 25, 2008, recorded January 28, 2008, of record in Instrument No. 20080128-0008806, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **8231 Lenox Creekside Drive Unit 13, Antioch, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to Grantor who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 and assigns forever; and we do

covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 this **23rd** day of **November, 2015.**

GRANTOR(S)

Daniel S. Carnine

Cecil L. Carnine

Marsha Carnine

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 **Daniel S. Carnine, Cecil L. Carnine and Marsha Carnine** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **November, 2015.**

Notary Public
My Commission Expires:

