THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105602**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $149,900.00. Affiant Subscribed and sworn to before me, this 14th day of December 2015. Notary Public My Commission Expires: 10/17/16

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

Davidson County DEEDWARR
Recvd: 12/17/15 08:25 3 pgs
Fees:18.00 Taxes:554.63
20151217-0126698

WARRANTY DEED

Address New Owner: Matt Barrett and Leanne Barrett 8431 CALLABEE WAY #1 Antioch TN 37013-4627	Send Tax Bills To: ~~New Owner~~ Gardner Financial 3503 Paesano Pkwy San Antonio, TX 78231	Tax Information: Tax Parcel ID No. 181020A11300CO

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, **Thomas E. Miles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matt Barrett and Leanne Barrett, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. G-1 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 the same property conveyed to Thomas E. Miles by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 6th day of June, 2007 in Instrument No. 20070606-0067937, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT G1, LENOX CREEKSIDE, PHASE I , as recorded in Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686, amended at Instrument No. 20060606-0066938.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing UNIT G5, LENOX CREEKSIDE, PHASE I of record in Instrument No. 20060306-0025686 , as amended by instrument(s) of record in Instrument No. 20060606-0066938; also subject to easements, rights and interests 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 building thereon.

Charter of Lenox Creekside Condominium Homeowners Association, Inc. recorded at Instrument No. 20060227-0022558.

Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 9487, Page 901 and Book 9487, Page 914.

Easement for right of way recorded in Book 2203, Page 579 and Book 2244, Page 11.

Easement recorded in Book 2875, Page 299.

Storm Water Detention Agreement recorded at Instrument No. 20060206-0014635.

This is improved property located at 8431 CALLABEE WAY #1 Antioch TN 37013-4627

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 14th day of December 2015.

Thomas E. Miles by Josh Anderson Attorney in Fact

Thomas E. Miles by Josh Anderson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Thomas E. Miles, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 14th day of December 2015.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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:

