WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110026 DEEDWARR
Recvd: 12/30/15 12:17 2 pgs
Fees:13.00 Taxes:518.00
20151230-0131087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn before me, this 30th day of December, 20 15.

Notary comm exp 3/7/2017

TERESSA J. DERRICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Justin McClinton
9816 Albemarle Lane
Brentwood, TN 37027

Name/Address of New Owners:	Send Tax Bills To:	Map-Parcel #
Katherine Austin Justin McClinton 9816 Albemarle Lane Brentwood, TN 37027	Katherine Austin Justin McClinton 9816 Albemarle Lane Brentwood, TN 37027	181-2-A-105.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Emily Duncan, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katherine Austin and spouse, Justin McClinton,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Unit No. F-7 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 and as amended, of record as Instrument No. 20070628-0077326 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 Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Lenox Creekside, LLC a Tennessee limited liability company, of record as Instrument No. 20060801-0093475 in the Register's Office for Davidson County, Tennessee.

* Source of title Instrument No. 20070628-0077326

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This property is also known as improved property located at: 8421 Callabee Way, Unit 7, Cane Ridge, TN, 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 GRANTEES, their heirs and assigns forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of December, 2015.

Emily Duncan

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County, Emily Duncan, the within named bargainor, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand, at office, this the 30th day of December, 2015.

Notary Public

VERESSA J. DERRICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

3/7/2017
My Commission Expires: