THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Lauren E. Foltz
8431 Callabee Way, Unit 14
Antioch, TN 37013
SEND TAX BILLS TO:
Navy Federal Credit Union
5550 Heritage Oaks Drive
Pensacola, FL 32526

BILL GARRETT, Davidson County
Trans:T20160006961 DEEDWARR
Recvd: 01/27/16 09:03 2 pgs
Fees:13.00 Taxes:492.10
20160127-0007668

WARRANTY DEED

(Map 181-02-0A, Parcel 126.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **ELIZABETH STINSON, unmarried**, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **LAUREN E. FOLTZ, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. G-14 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominum 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 unite being shown as part of Exhibits E1, E2, and E3 of said Master Deed.
>
> Being the same property conveyed to Elizabeth McKinney, a single person, by Warranty Deed from Regent Homes, LLC, dated May 18, 2007, of record in Instrument No. 20070521-0060580, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Elizabeth Stinson from Elizabeth Stinson formerly Elizabeth McKinney by Quitclaim Deed dated November 12, 2014 and filed of record in Instrument No. 20141121-0107397 said Register's Office.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on Master Deed of record in Instrument No. 20060227-0022558 and Instrument No. 20060306-0025686 and Instrument No. 20060606-0066938; to HOA Charter of record in Instrument No. 20060227-0022558; to Storm Water Detention Agreement of record in Instrument No. 20060206-0014635; to Sanitary Sewer and Storm Drainage Easement of record in Book 9487, page 901 & 914; to Right of Way Gulf Interstate Gas Co. of record in Book 2203, page 579 and Book 2244, page 11; to Columbia Gas Systems of record in Book 2875, page 299, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 8431 Callabee Way, Unit 14, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor 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 as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 25th day of January, 2016.

Elizabeth Stinson

ELIZABETH STINSON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 25th day of January, 2016.

Notary Public

My Commission Expires: JUNE 17, 2018
(SEAL)

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $133,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lauren E. Jo

Affiant

Subscribed and sworn to before me this 25th day of January, 2016.

Notary Public

My commission expires: JUNE 17, 2018

GLENN S. MACBETH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 20150705