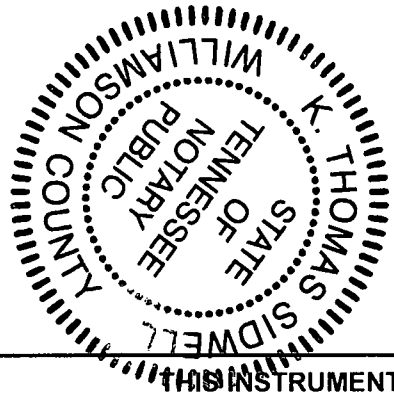
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,736.93

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tammy Lynn Duvall	NEW OWNER	181 02 0A 102.00
(NAME)	(NAME)	
8421 Callabee Way, Unit 4		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160008364 DEEDWARR
Recvd: 02/01/16 11:18 2 pgs
Fees:13.00 Taxes:446.73
20160201-0009389

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 considerations, the receipt of which is hereby acknowledged, **Distinctive Design Homes, Inc., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tammy Lynn Duvall, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being Unit No. F-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 se., 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 Distinctive Design Homes, Inc., a Tennessee corporation, by deed from Brandon Green and Teea Green, husband and wife, of record in Instrument No. 20150223-0015298.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Property Taxes for 2016 and subsequent years, a lien not yet due and payable. 2015 Property Taxes have been prorated between Grantor and Grantee.
Declaration of Condominium of Master Deed Establishing Lenox Creekside, Phase I, a condominium, and all exhibits attached thereto and recorded as Record Instrument No. 20060306-0025686, Record Instrument No. 20060606-0066938, in the Register's Office of Davidson County, Tennessee, together with amendments thereto (hereinafter "Declaration"). Such Declaration may establish and provide without limitation for easements, liens, charges, assessments, an option to purchase, a right of first refusal, and/or the prior approval of a future purchaser or occupant.
Charter for the Lenox Creekside HOA of record in Instrument No. 20060227-0022558, in the Register's Office of Davidson County, Tennessee.
Stormwater detention agreement of recorded in Instrument No. 20060206-0014635, in the Register's Office of Davidson County, Tennessee.

Sanitary Sewers and/or Storm drainage easement of recorded in Record Book 9487, Page 901 & 914, in the Register's Office of Davidson County, Tennessee.
Right of way to Gulf Interstate Gas Co of recorded in Record Book 2203, Page 579, Record Book 2244, Page 11 and Record Book 2875, Page 299, in the Register's Office of Davidson County, Tennessee.
Access Easement Agreement recorded in Record Instrument No. 20130215-0015739, in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8421 Callabee Way, Unit 4, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of January, 2016.

DISTINCTIVE DESIGN HOMES, INC.

Daniel P. Duvall
President

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Daniel P. Duvall with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Distinctive Design Homes, Inc. and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as President.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public
My Commission Expires: 11/15/17

WILLIAMSON COUNTY K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064