Davidson County	DEEDWARR
Recvd: 03/04/16 15:40	3 pgs
Fees:18.00 Taxes:554.08	
20160304-0021146	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-8-17

(AFFIX SEAL)

BRENDA FRANKS HALE — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129
MY COMMISSION EXPIRES: APRIL 8, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lee O. Campbell	Lee O. Campbell	181020A13900
(NAME)	(NAME)	
8441 Callabee Way, H-13	8441 Callabee Way, H-13	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Ashley W. Yeaman and James A. Yeaman, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lee O. Campbell, an unmarried man,** hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. H-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, of record as Instrument No. 20060306-0025686 and 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 Ashley W. Yeaman and James A. Yeaman, wife and husband by Quit Claim Deed dated 02/10/2012 from Ashley Walker N/K/A Ashley W. Yeaman, married of record in Instrument 201202270016890, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Master Deed of record in Instrument 200603060025686, said Master Deed was amended of record in Instrument 200606060066938; (2) Right-of-Way Agreement of record in Book 2203, Page 579; (3) Right of Way Agreement of record in Book 2244, Page 11; (4) Easement of record in Book 2875, Page 299; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9487, Page 901; (6) Stormwater Detention Agreement Easement of record in Instrument 200602060014635; (7) Right of Way Easement of record in Instrument 200705030053020; (8) Agreement for Grant of Easement of record in Instrument 201301030001024; (9) Access Easement Agreement of record in Instrument 201302150015739; (10) Grant of Easement of record in Instrument 201501260007087; (11) Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument 200602270022558, in the Register's Office for 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 8441 Callabee Way, H-13, 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), his 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), his 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 our hands this 4th day of March, 2016.

Ashley W. Yeaman

James A. Yeaman

State of Tennessee
County of Hamilton

Personally appeared before me Ashley W. Yeaman and James A. Yeaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of March, 2016.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES: July 23, 2018

DEBORAH A. WALKER STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN