WARRANTY DEED

STEPHANIE MCPEAKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$157,000.00.**

Affiant

Subscribed and sworn to before me this 8TH day of April, 2016.

Notary Public
My Commission expires: 1-11-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Madison Vaughn	Access National Mortgage	181-02-0A-147.00CO
8501 Burnham Lane Unit #2	1800 Robert Fulton Drive, Suite 350	
Antioch, TN 37013	Reston, VA 20191	

Davidson County DEEDWARR
Recvd: 04/11/16 08:32 3 pgs
Fees:18.00 Taxes:580.90
20160411-0034107

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tammy Thomas n/k/a Tammy Wilson a married woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Madison Vaughn, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. I-2 as set forth in the First Supplement to the Master Deed Establishing Lenox Creekside, Phase 2, 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 in Instrument Number 20080808-0081967, amending Instrument Number 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument Number 20060309-0025686, as amended by Instrument Number 20060606-0066938 in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Tammy Thomas, an unmarried woman from Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed on July 30, 2010, of record in Instrument Number 20100730-0059934, Register's Office for Davidson County, Tennessee. Said Tammy Thomas having since married and is now known as Tammy Wilson. Tammy Wilson's spouse has never resided in the above described property.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

* Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
* Subject to all matters shown on Exhibit Plat, Sheets 1 through 5, attached to the First Supplement to Master Deed of record in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
* Subject to any and Declaration of Covenants, Conditions, and Restrictions of record in the Register's Office for Davidson County, Tennessee
* Charter of Lenox Creekside Owners Association, Inc., of record in Instrument No. 20060227-0022558, and Instrument No. 20060306-0025686, Register's Office for Davidson, Tennessee.
* Storm Water Detention Agreement of record in Instrument No. 20060809-0097652, Register's Office for Davidson County, Tennessee.
* Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, Register's Office for Davidson County, Tennessee.
* Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087, Register's Office for Davidson County, Tennessee.
* Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for Davidson County, Tennessee.
* Subject to all matters on Boundary Plat of record in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.

* Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements;

This is improved property known as: 8501 Burnham Lane, Cane Ridge, TN 37013

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 8, 2016.

Tammy Thomas Wilson

Tammy Thomas Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tammy Thomas Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 8, 2016

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, AMANDA JOLLIFF, 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

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, 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: JANUARY 11, 2017

{Notary' Seal}

