(1) Return To

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

B-BR-16-8125-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JUNE, 2016.

Brandie A. Turner
Notary Public

MY COMMISSION EXPIRES: 11-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sara M. Holmes	New Owner	
(NAME)	(NAME)	**181-03-0A-356.00-CO**
8125 Ochoa Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER S. LANIGAN AND ABBEY LANIGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARA M. HOLMES, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Phase Three, Section One, Addition to Indian Creek, of record in Plat at Instrument No. 20140407-0028956, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher S. Lanigan, unmarried and Abbey M. Bennett, unmarried, as joint tenants with right of survivorship by Warranty deed from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument No. 20150102-0000004 Register's Office for Davidson County, Tennessee, dated December 31, 2014 and recorded on January 02, 2015. Christopher S. Lanigan and Abbey M. Bennett, having since married. Abbey M. Bennett is now known as Abbey Lanigan.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20140407-0028956, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Indian Creek Estates, of record in Book 10752, Page 553, as amended and/or supplemented in Book 11708, page 575, Instrument Number 20000727-0074152, Instrument Number 20030509-0062505, Instrument Number 20050118-0006063, Instrument Number 20060523-0060562, Instrument Number 20070606-0067790, Instrument Number 20070606-0067791, and Instrument Number 20140403-0027632, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20150102-0000004 in the Register's Office for Davidson County, Tennessee.
- Charter for Indian Creek Homeowners Association of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Indian Creek Estates Homeowners Association, of record in Book 11033, Page 509, Register's Office for Davidson County, Tennessee.
- Deed of common areas to Indian Creek Homeowners Association, Inc. of record in Instrument Number 20130516-0049304, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20041025-0128024, Instrument Number 20060526-0062237 and Instrument Number 20130805-0081387, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **8125 Ochoa Lane, Brentwood, Tennessee 37027**.

BILL GARRETT, Davidson County
Trans:T20160053174 DEEDWARR
Recvd: 06/22/16 12:37 2 pgs
Fees:13.00 Taxes:943.50
20160622-0063616

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 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 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/our hand(s) this the 6th DAY OF JUNE, 2016.

Christopher S. Lanigan

Abbey Lanigan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of June, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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