THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064

File No. 16-0353

Map-Parcel No. 161-13-0B-421.00 CO

BILL GARRETT, Davidson County
Trans:T20160067184 DEEDWARR
Recvd: 08/04/16 09:28 2 pgs
Fees:13.00 Taxes:980.50
20160804-0080693

Property Address:
421 Lazy Creek Ln., Nashville, TN 37211

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WARRANTY DEED

Send Tax Statements To:
Joshua A. Pickerel
421 Lazy Creek Lane
Nashville, TN 37211

Grantee's Name, Address:
JOSHUA A. PICKEREL
421 Lazy Creek Lane
Nashville, TN 37211

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JAMES H. CHILDRESS and wife, CHRISTINE CHILDRESS**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **JOSHUA A. PICKEREL**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit 421 on the Plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, and Instrument No. 20070622-0075126, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James H. Childress and Christine Childress, husband and wife, by deed from Phillip C. Barnett and Pamela F. Barnett, husband and wife, of record in Instrument No. 20140305-0018538, Register's Office for Davidson County, Tennessee.

This is improved property known as, 421 Lazy Creek Ln., Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, his heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Boundary Plat of record in Instrument No. 20040714-0084063, and Instrument No. 20090730-0071237, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040702-0079260, as amended and supplemented in Instrument No. 20050204-0013611, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021, and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee.

4. Charter for Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20041217-0150431, Registers office for Davidson County, Tennessee.

5. Deed conveying the common area to Creekside of Brentwood Homeowners Association, Inc., of record in Instrument No. 20080724-0075832, and Instrument No. 20140723-00065538, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Instrument No. 20040720-0086492, Register's Office for Davidson County, Tennessee.

7. Easement for construction slopes of record in Book 7851, page 708, Register's Office for Davidson County, Tennessee.

8. Easement for sanitary sewer and/or storm drainage of record in Book 7250, page 755, Book 7250, page 758, and Book 7267, page 41, Register's Office for Davidson County, Tennessee.

9. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6408, page 486, Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and elements.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 1st day of August, 2016.

JAMES H. CHILDRESS

CHRISTINE CHILDRESS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **JAMES H. CHILDRESS and CHRISTINE CHILDRESS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 1st day of August, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$265,000.00 .**

Affiant

SWORN TO and subscribed before me on this 1st day of August, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16