Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160072203 DEEDWARR
Recvd: 08/18/16 15:15 2 pgs
Fees:13.00 Taxes:532.80
20160818-0086560

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Holly K. Anderson 8221 Lenox Creekside Drive #B4 Antioch, TN 37013	New Owner	181-02-0A-046.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel K. Wheeler, a single man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Holly K. Anderson, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B-4, as set forth in 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, Master Deed 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 of Exhibits E1 and E2 and E3 of said Master Deed.

Being the same property conveyed to DANIEL K. WHEELER, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20080516-0050680, dated May 15, 2008, said Register's Office.

This property is improved property known as **8221 Lenox Creekside Drive #B4, Antioch, TN, 37013.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 181-02-0A-046.00 CO; (2) Master Deed of record in Instrument No. 20060306-0025686 and amended in Instrument No. 20060606-0066938; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 901 and Book 9487, page 914; (4) Storm Water Detention Agreement of record in Instrument No. 20060206-0014635; (5) Grant of Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087; (6) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024; (7) Right-of-Way Easement of record Book 2203, page 579, Book 2244, page 11 and Book 2875, page 299; All of record in the said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 08/15/16.

Daniel K. Wheeler

Daniel K. Wheeler

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 **Daniel K. Wheeler** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 15th day of August, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016054486

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON