Davidson County DEEDWARR
Recvd: 08/26/16 08:39 3 pgs
Fees:18.00 Taxes:906.50

20160826-0089272

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC JORDAN T MYERS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Evan B. Martin and Debra K. Martin	NEW OWNER	181 02 0A 010.00
(NAME)	(NAME)	
8222 Lenox Creekside Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Dwight Justin Ladd and Timothy Lansing Hart, II**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evan B. Martin and Debra K. Martin, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

unmarried unmarried

Being certain real property located in Davidson County, Tennessee, known as Townhome Lot No. 10 of Lenox Creekside, Phase I, a Residential Development Composed of Townhome Lots and Condominium Units, as shown on Exhibits "E-1, E-2 & E-3" of the Master Deed of record as Instrument No. 20060306-0025686, Register's Office for Davidson County, Tennessee; and being a part of the horizontal property regime established under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, pursuant to the said Master Deed, together with a percentage ownership interest in the Common Elements as prescribed and set forth in said Master Deed, and all recorded amendments and supplements to said Master Deed, as well as any exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Being the same property conveyed to Chris Gruening, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company dated October 2, 2008 and recorded October 3, 2008 as Instrument No. 20081003-0100900, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Dwight J. Ladd, unmarried, and Timothy L. Hart, II, unmarried; as Tenants in Common with the Right of Survivorship by Warranty Deed from Chris Gruening,

married dated September 9, 2015 and recorded September 11, 2015 as Instrument No. 20150911-0092210, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8222 Lenox Creekside Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we 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; 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 Grantees, 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 our hands this 25th day of August, 2016.

Dwight Justin Ladd

Timothy Lansing Hart, II

STATE OF TENNESSEE

COUNTY OF Williamson

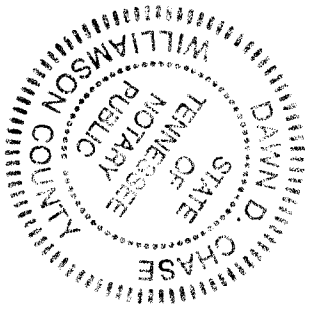
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Dwight Justin Ladd and Timothy Lansing Hart, II, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



File Number: FRN-164474SSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith