THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088972** BILL GARRETT, Davidson County Trans:T20160087864 DEEDWARR Recvd: 10/05/16 15:25 2 pgs Fees:13.00 Taxes:527.25 20161005-0105475	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $142,500.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2016. Notary Public My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2019

WARRANTY DEED

Address New Owner: James Wilson-Patton and Madalyn Wilson-Patton 8401 CALLABEE WAY #D14 Antioch, TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 181020A08400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas K. Ford, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Madalyn Wilson-Patton and James Wilson-Patton, wife and husband as joint tenants**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-14 as set forth in the 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, 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 part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Thomas K. Ford, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 6th day of March, 2007 in Instrument No. 20070306-0027717, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, though or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 as supplemented at Instrument No. 20070801-0091466 and amended at Instrument No. 20080808-0081967.

Charter of Lenox Creekside Condominium Owners Association, Inc. recorded at Instrument No. 20060227-0022558; also shown as Exhibit "B" of Instrument No. 20060306-0025686, together with the By-Laws as Exhibit "C".

Grant of Easement to comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20150126-0007087.

Agreement for Grant of Easement for Conservation Greenway as set forth in instrument recorded in Instrument No. 20130103-0001024.

Access Easement Agreement as set forth in instrument recorded in Instrument No. 20130215-0015739.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX CREEKSIDE, PHASE ONE , as recorded in Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060306-0025686 and 20060206-0014635.

Agreements for Dedication of Easements for sanitary sewers and/or storm drainage recorded in Book 9487, Page 901 and Page 914.

Rights of way and easements to Gulf Interstate Gas Company recorded in Book 2203, Page 579 and Book 2244, Page 11. In connection with General Warranty Deed recorded in Book 2875, Page 299.

This is improved property located at 8401 CALLABEE WAY #D14 Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2016.

Thomas K. Ford by Kelly Dougherty as attorney in fact

Thomas K. Ford
By: Kelly Dougherty, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kelly Dougherty,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Thomas K. Ford,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of September, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018