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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $144,999.00

Affiant

Subscribed and sworn to before me, this 19th day of October, 2016.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160094182 DEEDWARR
Recvd: 10/25/16 13:40 2 pgs
Fees: 13.00 Taxes: 536.50
20161025-0112750

Address of New Owner:	Send Tax Bills to:	Tax Information
Wynedka Palmer 8211 Lenox Creekside Drive A-12 Antioch, TN 37013	New Owner	181-02-0A-040.00-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, **Ashley E. Saggio n/k/a Ashley E. Potts, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Wynedka Palmer,** 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 No. A-12 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 Ashley E. Saggio, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070904-0106038, Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007. The said Ashley E. Saggio having since married, and now being known as Ashley E. Potts.

This property is improved property known as **8211 Lenox Creekside Drive A-12, Antioch, TN, 37013.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307, or other similar statute.

This conveyance is subject to the following: (1) The premises herein insured 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 the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, 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 with By-Laws appended thereto, of record in Instrument Number 20060306-0025686, amended in Instrument No. 20060606-0066938 and supplemented in Instrument No. 20070801-0091466; (2) Charter for HOA of record in Instrument Number 20060227-0022558;

(3) Subject to all matters shown on the Plan attached as Exhibits E1, E2 and E3 to the Master Deed of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938; (4) Stormwater Detention Agreement of record in Instrument Number 20060206-0014635; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, Page 914; (6) Rights of Way and Easements to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, and connection with the Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299; (7) Grant of Easement of record in Instrument Number 20150126-0007087; All of record in the Register's Office for Davidson County, Tennessee.

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, her 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 19th day of October, 2016.

Ashley E. Potts

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

Witness my hand and official seal at this the 19th day of October, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084709