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20170103-0000435

SLTE#1421

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Michael Thaler		Map 181-02-0-A-
8431 Callabee Way #6	NEW OWNER	Parcel 118.00CO
Antioch, TN 37013		

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9227 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **JEREMY D. LITTS, married,** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MICHAEL THALER, an unmarried man,** (The "Grantee"), his heir and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, being Unit G-6, as set forth in the Master Deed establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of TCA, Title 66, Chapter 27, Section 101, et seq. as amended in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, said Register's Office, said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Jeremy D. Litts unmarried by deed dated May 11, 2009 from The Secretary of Housing and Urban Development of Washington, D.C of record in Instrument No. 20090518-0045326, said Register's Office.

This is the same description used in previous deed of record.

Courtney E. Litts joins in this conveyance, with the consent of the Grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property, if any.

This conveyance is subject to the following:

1. **2017 Taxes, not due and payable.**
2. **Charter and By-Laws of record in Instrument No. 20060227-0022558 of Exhibit "C" in Instrument No 20060306-0025686, said Register's Office.**
3. **Easement for stormwater detention of record in Instrument No. 20060206-0014635, said Register's Office.**
4. **Easement for dedication for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, said Register' s Office.**
5. **Easement for right of way to Gulf Interstate Gas Company of record in Book 2203, page 579, Book 2244, page 11 and in Book 2875, page 299, said Register's Office.**
6. **Any and all matters appearing of record in Master Deed as a horizontal property regime of record as amended in Instrument No 20060306-0025686, and amended in Instrument No. 20060606-0066938, said Register's Office.**

This is improved property commonly known as **8431 Callahee Way #6, Antioch, TN 37013.**

[STATE OF TENNESSEE]
[COUNTY OF WILLIAMSON]

The actual consideration or value, whichever is greater for this transfer is $156,900.000.

Hallie Starnes
Affiant

Subscribed and sworn to before me this 30 day of December, 2016.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
Notary public: 11-6-2017
My commission expires: ~~11/21/2018~~

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30 day of **December, 2016.**

JEREMY D. LITTS

COURTNEY E. LITTS

[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 **JEREMY LITTS AND COURTNEY E. LITTS** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at Nolensville, Tennessee, this 30 day of **December, 2016.**

Judy Painter-Rose
Notary Public
My Commission Expires: 11/21/2018

JUDY PAINTER-ROSE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017