WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170048499 DEEDWARR
Recvd: 06/07/17 12:26 2 pgs
Fees:13.00 Taxes:342.25
20170607-0057055

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: June 4, 2017

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autumn Ventling	Autumn Ventling	181-02-0-A-064.00 CO
(NAME)	(NAME)	
8231 Lenox Creekside Drive, Unit 8	8231 Lenox Creekside Drive, Unit 8	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Douglas D. Ventling and Michelle L. Ventling,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Autumn Ventling, unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. C-8 of Building C 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 Douglas D. Ventling and Michelle L. Ventling, husband and wife, by Warranty Deed from Ian Henson and Carly Henson, husband and wife, dated February 28, 2013, of record in Instrument No. 20130304-0021585, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938; Easement to Metro Davidson County of record in Book 9487, page 901 and Book 9487, page 914; Easement to Gulf Interstate Gas Company of record in Book 2203, page 579 and Book 2244, page 11; Stormwater Detention Agreement of record in Instrument No. 20060206-0014635; Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087; Charter of Lenox Creekside Condominium Owners Association of record in Instrument No. 20060306-0025686 and Instrument No. 20060227-0022558; The premises herein Insured is a condominium apartment established pursuant to all 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, as amended, as 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 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, of record in Instrument No. 20060306-0025686, Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 and amendment to supplement in Instrument No. 20080808-0081967; By-Laws of record in Instrument No. 20060306-0025686; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 8231 Lenox Creekside Drive, Unit 8, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 1 day of June, 2017.

Douglas D. Ventling

Michelle L. Ventling

Michelle L. Ventling

State of Ohio
County of Wayne

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Douglas D. Ventling, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Wooster, Ohio, this ~~2nd~~ 1st day of June, 2017 1 day of June, 2017.

Notary Public
My Commission Expires: 7/6/19

NOTARIAL SEAL STATE OF OHIO

Ann Zacour
Notary Public, State of Ohio
My Commission Expires
July 6, 2019

State of Ohio
County of Wayne

Michelle L. Ventling

Personally appeared before me, the undersigned authority, in and for said County and State, appeared ~~Douglas D. Ventling~~, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Wooster, Ohio, this 1 day of June, 2017.

Notary Public
My Commission Expires: 7/6/19
File No.: 25146

NOTARIAL SEAL STATE OF OHIO

Ann Zacour
Notary Public, State of Ohio
My Commission Expires
July 6, 2019