**Prepared By:**
Realty Title
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

BILL GARRETT, Davidson County
Trans:T20170064288 DEEDWARR
Recvd: 07/26/17 15:41 4 pgs
Fees:23.00 Taxes:344.10
20170726-0075879

# WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Elizabeth Ashley Lindsey, a married person** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Lisa Thune** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

> Land in Davidson County, Tennessee, being Unit No. 4, Building 9, on the Plan of Mill Creek Club, Phase I, as of record in Book 4861, Page 11, revised in Book 5050, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

**Derivation Clause**: Being the same property conveyed to D. Cordell Smith and wife, Patricia E. Smith by Warranty Deed of record in Instrument Number 20020605-0067994, in the Register's Office for Davidson County, Tennessee. D. Cordell Smith died on or about October 7, 2010, survived by and having been continuously married to Patricia E. Smith, the sole remaining tenant by the entirety. Patricia E. Smith died on or about December 4, 2015 and devised the subject property to her daughter and only heir at law, Elizabeth Ashley Lindsey, as reflected in the Affidavits as to Heirs and Last Will & Testament recorded simultaneously herewith. Grantor herein covenants D. Cordell Smith is one and the same as Donald Cordell Smith. Grantor herein covenants Patricia E. Smith is one and the same as Patricia Elaine Smith and Patricia Overton Smith. Elizabeth Ashley Lindsey, Grantor herein, is one and the same as Elizabeth Ashley Lindsay as erroneously referenced in the Probate Court of Warren County, Kentucky under Case No. 15-P-851.

The grantor herein further warrants and covenants that the above described property does not constitute any part of her homestead and that full and adequate consideration has been paid.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet

due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

**Permitted encumbrances**: Subdivision Restrictions, Building Lines & Easements of record at: Plat Book 5050, Page 103, in the Register's Office of Davidson County, Tennessee; The premises herein conveyed 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 record in Book 4887, Page 961, as amended in Book 5000, page 607, Book 5101, page 809, Book 10468, page 653, Instrument No. 20050810-0094534, Instrument No. 20040805-0094013 and Instrument No. 20080619-0063139, in the Register's Office of Davidson County, Tennessee; By Laws of record in Book 4887, Page 982, as amended in Book 10468, page 691 and Instrument No. 20080619-0063138, in the Register's Office of Davidson County, Tennessee; Charter of record in Book 5000, Page 610, as amended in Book 5689, page 502, in the Register's Office of Davidson County, Tennessee; Articles of Merger for Homeowner's Association of record in Book 9150, Page 798, in the Register's Office of Davidson County, Tennessee; Quitclaim Deed for Common Areas of record in Book 5234, Page 265, in the Register's Office of Davidson County, Tennessee; Agreement of record in Book 5324, Page 214, in the Register's Office of Davidson County, Tennessee; Easement for Water Mains of record in Book 5025, Page 614, in the Register's Office of Davidson County, Tennessee; Sewer Easements of record in Book 5373, Page 110 and Book 5020, page 739, in the Register's Office of Davidson County, Tennessee; Restrictions of record in Book 4792, Page 725, as amended in Book 6396, page 504, in the Register's Office of Davidson County, Tennessee.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 21st day of July, 2017.

*** SIGNATURE PAGE TO FOLLOW ***

Elizabeth Ashley Lindsey

STATE OF Florida

COUNTY OF Okaloosa

Personally appeared before me, a Notary Public in and for said State and County, Elizabeth Ashley Lindsey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2017.

Notary Public

Kyle Kaple
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG038057
Expires 10/12/2020

My Commission Expires: 10-12-2020

(SEAL)

**Owner Name and Address**:
Lisa Thune
4 Sycamore Court
Antioch, TN 37013

**Property Address**:
4 Sycamore Court
Antioch, TN 37013

**Send Tax Bills To**:
NEW OWNER

**Tax Parcel ID Number**:
162160A04100CO



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**Valuation Affidavit:**

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 93,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Meredith May
Affiant

Subscribed and sworn to before me this 24th day of JULY, 2017.

Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

**Return To**:
Wagon Wheel Title
202 S 11th Street
Nashville, TN 37206



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