WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38892

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THOMAS K. SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer L. Olsen	NEW OWNER	181020A284.00
(NAME)	(NAME)	
8124 Lenox Creekside Drive		
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170065293 DEEDWARR
Recvd: 07/31/17 10:29 3 pgs
Fees:18.00 Taxes:925.00
20170731-0077192

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Christian A. Lieberg, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer L. Olsen, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 Townhome Unit No. 40, aka Lot 40, of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting to the property to the Master Deed of record as Instrument No. 20060306-0025686, in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Christian A. Lieberg, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 11/22/2010, of record in Instrument No. 20101123-0093923, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument No. 20060306-0025686, First Supplement to the Master Deed of record in Instrument No. 20070801-0091466, Amendment to First Supplement to the Master Deed of record in Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special

assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Right-of-Way Agreement of record in Book 2203, Page 579, Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.
Easement contained in General Warranty Deed of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Book 5674, Page 863, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901, Book 9487, Page 914, Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
Easement contained in Quitclaim Deed of record in Book 9639, Page 428, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Instrument No. 20040102-0000092, in the Register's Office for Davidson County, Tennessee.
Easement contained in Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Easement of record in Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
Access Easement Agreement of record in Instrument No. 20130215-0015739, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions contained in Warranty Deed of record in Instrument No. 20050523-0058047 and re-recorded in Instrument No. 20050601-0061907, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 8124 Lenox Creekside Drive, Cane Ridge, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 27th day of July, 2017.

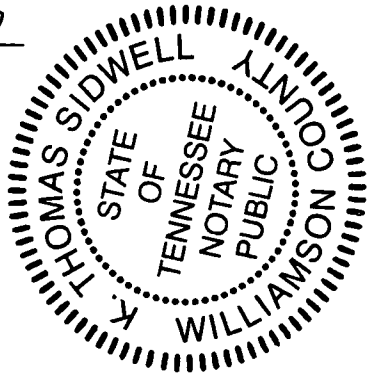
Christian A. Lieberg

State of Tennessee
County of Williamson

Personally appeared before me Christian A. Lieberg, 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 seal this 27th day of July, 2017.

Notary Public
My Commission Expires: 11/15/17



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