Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1947

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of November, 2017

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alicia C Valdez 8501 Burnham Lane Unit 8 Antioch, TN 37013	Ameris Bank and/or Secretary of Housing and Urban Development, ITSAOA, ATIMA 1800 Parkway Place, Ste 820 Marietta, GA 30067	181-02-0A-153.00-CO

Bill Garrett Davidson County
Batch# 24537 **DEEDWARR**
11/09/2017 02:59:37 PM 2 pgs
Fees: $13.00 Taxes: $616.05
20171109-0115713

WARRANTY DEED

FOR AND IN 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/WE,

Jenny Nicole Sidler, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alicia C Valdez and Alfred Valdez and and Maria Valdez, as joint tenants

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. I-8 as set forth in First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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 in Instrument No. 20070801-0091466 in the Register's Office for Davidson County, Tennesse, subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said units also being shown as part of Exhibit "A' to said First Supplement.

Being the same property conveyed to Jenny Nicole Sidler, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20080825-0087280, Register's Office for Davidson County, Tennessee, dated August 22, 2008 and recorded on August 25, 2008. (Value of consideration shown in aforementioned deed $137,900.00.) Being also known as 8501 Burnham Lane, Unit 8, Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8501 Burnham Lane Unit 8, Antioch, TN 37013.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of November, 2017.

Jenny Nicole Sidler

Jenny Nicole Sidler

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jenny Nicole Sidler**
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 3rd day of November, 2017.

Notary Public
My Commission Expires: 9/10/18

(Notary Seal)