This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $185,000.00.

Affiant

Subscribed and sworn before me this the 20th day of November, 2017.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 29062 DEEDWARR
11/22/2017 10:47:10 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20171122-0119980

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
James P McCann 8131 Lenox Creekside Drive, Unit N3 Antioch, TN 37013	New Owner	181-02-0A-218.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN R. SMITH AND DEBORAH G. SMITH, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JAMES P MCCANN,** _____ hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. N-3 of Lenox Creekside, Phase 7, as set forth in the Amendment to 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 as Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and 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 Amendment to First Supplement.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Lenox Creekside, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20131205-0124164 Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 05, 2013.

Being a part of the same property conveyed to Lenox Village Properties, LLC, a Tennessee limited liability company by Quitclaim deed from McGowan Family Limited Partnership, a Tennessee limited partnership and Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20141219-0116450 Register's Office for Davidson County, Tennessee, dated December 18, 2014 and recorded on December 19, 2014.

Being the same property conveyed to Anita Deen, an unmarried woman by Warranty deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161004-0104732 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 04, 2016.

Being the same property conveyed to Stephen R. Smith and Deborah G. Smith, husband and wife by Warranty deed from Anita Deen, an unmarried woman of record in Instrument No. 20170616-0060576 Register's Office for Davidson County, Tennessee, dated June 14, 2017 and recorded on June 16, 2017.

Being also known as 8131 Lenox Creekside Drive, Unit N3, Cane Ridge, Tennessee 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8131 Lenox Creekside Drive, Unit N3, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of November, 2017.

Stephen R. Smith

Deborah G. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen R. Smith and Deborah G. Smith, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of November, 2017.

My commission expires:

1/17/21

Notary Public

