WARRANTY DEED

Bill Garrett Davidson County
Batch# 32999 DEEDWARR
12/04/2017 02:52:19 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20171204-0123492

DANA DELK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rogers H. Gaines III	new owner	181-02-OA-068.00
(NAME)	(NAME)	
8231 Lenox Creekside Drive, C-12		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Jo Anne Frailley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rogers H. Gaines III, unmarried**, hereinafter called the GRANTEE(S), his 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 Unit No. C-12, 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. 200603060025686 and as amended by Instrument No. 200606060066938, 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 Jo Anne Frailley and husband David Frailley by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated February 27, 2008, of record in Instrument No. 200804030033914, in the Register's Office for Davidson County, Tennessee. David Frailley died on August 3, 2010, thereby leaving Jo Anne Frailley as his surviving tenant by the entirety.

This conveyance is subject to: (1) Restrictions of record in Instrument No. 200603060025686, First Amendment of record in Instrument No. 200606060066938; (2) Easement contained in General Warranty Deed of record in Book 2875, Page 299; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901, Book 9487, Page 914 and Book 11338, Page 743; (4) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 201301030001024; (5) Access Easement Agreement of record in Instrument No. 201302150015739; (6) Grant of Easement of record in Instrument No. 201501260007087; (7) Right-of-Way Agreement of record in Book 2203, Page 579 and Book 2244, Page 11; (8) Stormwater Detention Agreement of record in Instrument No. 200602060014635; (9) Boundary Plat of record in Book 9700, Page 374; (10) Charter of Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 200602270022558, 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 8231 Lenox Creekside Drive, C-12, Nashville, 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), his 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), his 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 30th day of November, 2017.

Jo Anne Frailley

State of Tennessee
County of Williamson

Personally appeared before me Jo Anne Frailley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2017.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-17-8231