Register Return to: 18-CC ---
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 97596 DEEDWARR
05/29/2018 11:09:53 AM 2 pgs
Fees: $13.00 Taxes: $680.80

20180529-0050859

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $184,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 24TH DAY OF MAY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9451

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sarah O. Matti	Franklin American Mtg	
8511 BURNHAM LANE UNIT 3	6100 Tower Cir, Ste 600	181020A16200CO
Antioch, TN 37013	Franklin, TN 37067	

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 ACKNOWLEDGE, WE,

ALMARINE R. BANKS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SARAH O. MATTI, an unmarried woman

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. J-3 of Lenox Creekside, Phase 3, 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 unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Almarine R. Banks and husband, Cato Bank by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 17th day of November, 2008 in Instrument No. 20081117-0113158, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LENOX CREEKSIDE, PHASE 3 (OF AMENDED SUPPLEMENT), as recorded in Exhibit "A" of Instrument No. 20080808-0081967, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Charter of Condominium Owners recorded at Instrument No. 20060227-0022558.
5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX CREEKSIDE Condominium of record in Instrument No. 20060306-0025686 , as amended by instrument(s) of record in Instrument Nos. 20060606-0066938, 20070801-0091466 and 20080808-0081967; also subject to easements, rights and interests 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 building thereon.
6. Easement for Sewer/Storm Drainage, recorded in Book 11338, Page 743.
7. Stormwater Detention Agreement recorded at Instrument No. 20060809-0097652.
8. Subject to flow of Mill Creek.

This is improved property known as 8511 BURNHAM LANE UNIT 3, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 24th th day of May, 2018.

Almarine R. Banks

Almarine R. Banks

STATE OF NEW YORK

COUNTY OF Monroe

Personally appeared before me, a Notary Public of said County and State, ALMARINE R. BANKS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Rochester, New York, this 24th day of May, 2018.

Sheila D. Gray

Notary Public

SHEILA D. GRAY
Notary Public, State of New York
No. 01GR4934489
Qualified in Monroe County
Commission Expires June 13 2018

My Commission Expires: 6/13/18

SHEILA D. GRAY
NOTARY
PUBLIC
STATE OF NEW YORK