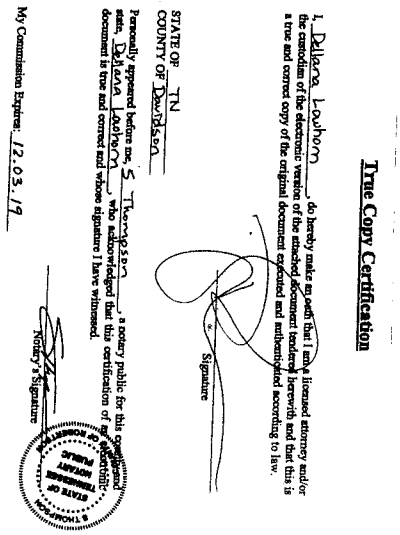


Send Tax Statements To
New Owner

Name and Address of New Owner:
Emma Nicole Eustis
8605 Peckham Lane, Q4
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

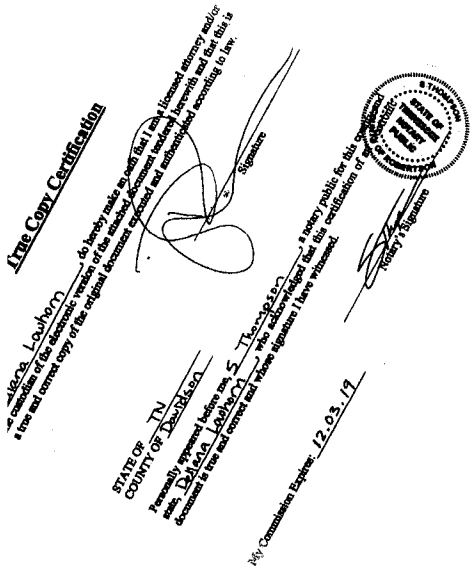
Map and Parcel: 181-2-A-261CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MARIO ROY AND WIFE, SYLVIA ROY**, has this day bargained and sold and does hereby transfer and convey unto, **EMMA NICOLE EUSTIS, UNMARRIED WOMAN**, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Bill Garrett Davidson County
Batch# 98473 DEEDWARR
05/31/2018 09:03:30 AM 2 pgs
Fees: $13.00 Taxes: $708.55
20180531-0051776



Being all of Unit No. Q-4, of Lenox Creekside, Phase 4, 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 Mario Roy and wife, Sylvia Roy, by deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company, dated October 11, 2016, appearing of record in Instrument Number 20161012-0107957, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743; Charter of Lenox Creekside Condominium Owners Association, Inc. of record as Instrument No. 20060227-0022558, and also shown as Exhibit "B", of Instrument No. 20060306-0025686, together with By-Laws as Exhibit "C"; Stormwater Detention Agreement of record as Instrument No. 20060809-0097652; Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020; Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024; Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087; All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374; Matters shown on Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to the Master of record as Instrument No. 20080808-0081967; The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other utility 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 buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686, and amended as Instrument No. 20060606-0066938, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967; Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to the property; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **EMMA NICOLE EUSTIS, UNMARRIED WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15 day of May, 2018.

Mario Roy
Mario Roy

Sylvia Roy
Sylvia Roy

STATE OF New Hampshire

COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Mario Roy and Sylvia Roy, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

KIMBERLY M. CORTEZ NOTARY PUBLIC STATE OF NEW HAMPSHIRE MY COMMISSION EXPIRES MAY 18, 2021

WITNESS MY HAND AND OFFICIAL SEAL this the 15 day of May, 2018.

NOTARY PUBLIC
My Commission Expires: May 18, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $191,500.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 15th day of May, 2018.

NOTARY PUBLIC:

My Commission Expires:

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 07-06-2020