Bill Garrett
Batch# 102902
06/11/2018 10:13:22 AM
Fees: $13.00 Taxes: $619.56
Davidson County
DEEDWARR
2 pgs
20180611-0055622

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$167,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4/21/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 181
Eugenio Ramon Lopez 8401 Callabee Way, Unit 4 Antioch, Tennessee 37013	Franklin American Mortgage Company 6100 Tower Circle, Ste 600 Franklin, Tennessee 37067	GROUP 02 0A PARCEL 074.00 CO

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, we,

Candace F. Contreras, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Eugenio Ramon Lopez, a married man

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. D-4 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. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 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 Candace F. Contreeras, unmarried by deed from Regent Homes LLC, a Tennessee Limited Liability Company, of record in Instrument No 20070129-0011445, Register's Office for said County, dated January 19, 2007, and Recorded on January 29, 2007

This conveyance is made subject to the following:

1. 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 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 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 20060306-0025686 as amended by Instrument No. 20060606- 0066938, in the Register's Office for Davidson County, Tennessee; and

2. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and

3. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits El, E2 and E3 of Instrument No. 20060306-0025686 as
amended by Instrument No. 20060606-0066938, in said Register's Office; and

4. Stormwater Detention Agreement of record as Instrument No. 20060206- 001463 5 in said Register's Office; and

5. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 9]4, in said Register's Office; and

6. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page II, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office; and

7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

8. 2018 taxes and subsequent years.

9. Any and all restrictions, conditions, and easements of record.

This is improved property known as **8401 Callabee Way, Unit 4, Antioch, Tennessee 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 do 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 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 and official seal at office this 8th day of June, 2018.

Candace F. Contreras

Candace F. Contreras

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Candace F. Contreras, unmarried, with whom I am personally acquainted, (or who 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, at office, this 8th day of June, 2018.

Michael K. Harrell

NOTARY PUBLIC

My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Lehman Title & Escrow
TN State License #2302687
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027