Bill Garrett Davidson County
Batch# 103272 DEEDWARR
06/12/2018 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $714.10
20180612-0056203

	STATE OF TENNESSEE) **COUNTY OF WILLIAMSON)** **The actual value or consideration, whichever is greater, for this transfer is $193,000.00.** **Affiant** **Sworn to and subscribed before me this 30th day of May, 2018.** **Notary Public** **My Commission Expires: 5-2019**

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Lecia D. Doss and Jaime E. Stopinski	8411 Callabee Way Unit 7	InterLinc Mortgage Services, LLC	181-02-0A-091.00 CO
8411 Callabee Way, Unit 7		10613 W Sam Houston Pkwy N	
Antioch, TN 37013-4623	Antioch, TN 37013- 4623	Suite 200 Houston, TX 77065	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jennifer R. Clapp and Susan N. Clapp, both unmarried, as tenants in common with the right of survivorship,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Lecia D. Doss, an unmarried woman and Jaime E. Stopinski, a married man,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. E-7 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 provision 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 Jennifer R. Clapp and Susan N. Clapp, both unmarried, as tenants in common with the right of survivorship by Warranty deed from Joshua Harness and Ashley A. Harness, husband and wife of record in Instrument No. 20151002-0100189 Register's Office for Davidson County, Tennessee, dated September 29, 2015 and recorded on October 02, 2015. (Value of consideration shown in aforementioned deed $153,000.00.) Being also known as 8411 Callabee Way Antioch, Tennessee 370134623.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2018, a lien not yet due and payable.

The premises herein insured 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 the easements, rights and interest 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 thereon; and also including without limitations, 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 of record in Instrument Number 20060306-0025686, amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
Charter of HOA of record in Instrument Number 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.
Rights of way and easements to Gulf Interstate Gas Co. in Book 2203, page 579 and Book 2244, page 11, said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, page 299, Register' s Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, page 914, in the Register's Office for Davidson County, Tennessee.
Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement for United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of May, 2018.

Jennifer R. Clapp

Jennifer R. Clapp

Susan N. Clapp by Jennifer R. Clapp her attorney in fact

Susan N. Clapp by Jennifer R. Clapp her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Jennifer R. Clapp, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer R. Clapp**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Susan N. Clapp**, and acknowledged that she executed the same as the free act and deed of the said **Susan N. Clapp**.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of May, 2018.

NOTARY PUBLIC
My Commission Expires: 11/17/20



CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2019

(SEAL) JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY