Bill Garrett Davidson County
Batch# 105975 DEEDWARR
06/18/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20180618-0058539

#34264

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415928**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me, this 14th day of June, 2018. Notary Public My Commission Expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: John C. Weisenseel and Joyce E. Weisenseel 5310 Otter Creek Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 145-15-0-A-005.00-CO

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, **James M. Adcox, III and wife, Alexis J. Adcox,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John C. Weisenseel and Joyce E. Weisenseel, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 12-A, together with the appurtenant interest in the common elements of Stratford Place Residential Condominiums horizontal property regime established by Master Deed, of record in Book 6472, page 47, amended in Book 7140, page 592, re-recorded in Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116, Book 7903, page 652, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, and Instrument No. 20161118-0122027, as corrected in Instrument No. 20161216-0132255, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the Second Amendment to Master Deed in Book 7353, page 472, said Register's Office, and being located upon Lot No. 12 on the Plan of Revised Plan of Stratford Place of record in Plat Book 6250, page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James M. Adcox, III and wife, Alexis J. Adcox by Warranty Deed from Jarnall Singh Chhina and wife, Balblr Kaur Chhina of record in Instrument No. 20090106-0001094 Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on January 06, 2009.

The execution of this instrument is effected by the signature of James M. Adcox III as Attorney-in-fact for Alexis J. Adcox, which Power of Attorney is recorded in Instrument Number _____, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 560, Register's Office for Davidson County, Tennessee.

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 Stratford Placeof record in Book 6472, Page 47, amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116, Book 7903, Page 652, Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, corrected in 20161216-0132255, Register's Office for Davidson County, Tennessee.

By Laws of record in Book 6472, Page 86, amended in Instrument 20180213-0014344, in the Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Book 6912, Page 395, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 8128, Page 23, 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.

This is improved property located at 5310 Otter Creek Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of June, 2018.

James M. Adcox, III

Alexis J. Adcox, by James M. Adcox III, Attorney-In-Fact
Alexis J. Adcox by James M. Adcox, III, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. Adcox, III, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,James M. Adcox, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Alexis J. Adcox and that he is authorized by Alexis J. Adcox to execute this instrument on their behalf.

WITNESS my hand, at office, this 14th day of June, 2018.

Notary Public

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

