Bill Garrett Davidson County
Batch# 107153 DEEDWARR
06/21/2018 11:00:57 AM 2 pgs
Fees: $13.00 Taxes: $699.30
20180621-0059951

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2018.

Notary Public
My commission expires: 12/11/18

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

03-1805-38752

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Giorgia Martina Marsile 8501 Burnham Lane, Unit #2 Antioch TN 37013	Giorgia Martina Marsile 8501 Burnham Lane, Unit #2 Antioch, TN 37013	**181-02-0-A-147.00.CO**

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Madison Vaughn NOW Risley**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Giorgia Martina Marsile**, **an unmarried person** hereinafter called the Grantees, their successors 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. I-2, as set forth in First supplement to the Master Deed Establishing Lenox Creekside, Phase Two, 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 in Instrument No. 20080808-0081967, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686 (erroneously referenced in prior deed as Instrument No. 20060309-0025686), as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tammy Thomas, unmarried by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated July 30, 2010, recorded July 30, 2010, of record in Instrument No. 20100730-0059934, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Madison Vaughn, an unmarried woman by deed from Tammy Thomas n/k/a Tammy Wilson, a married woman, dated April 8, 2016, recorded April 11, 2016, of record in Instrument No. 20160411-0034107, Register's Office for Davidson County, Tennessee.

**Morgan Risley, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8501 Burnham Lane, Unit #2, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 19th day of June, 2018.

Madison Vaughn NOW Risley

Morgan Risley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Madison Vaughn NOW Risley and Morgan Risley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of June, 2018.

Notary Public

My Commission expires:
03/08/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY