THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516051

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $187,900.00

Affiant

Subscribed and sworn to before me, this 17th day of July, 2018.

Notary Public
My Commission Expires: 5-2-22

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Bill Garrett Davidson County
Batch# 117997 DEEDWARR
07/18/2018 11:41:09 AM 2 pgs
Fees: $13.00 Taxes: $695.23

20180718-0069991

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dorothy Walker 8231 Lenox Creekside Drive C1 Antioch TN 37013	**Bancorp South** **P. O. Box 3356** **Tupelo, MS 38803**	Tax Parcel ID No. 181-02-0A-057.00CO

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, **Francis M. Fisher and Beverly D. Fisher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dorothy Walker, a single woman**, ("Grantees"), her 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. C-1 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 Francis M. Fisher and wife, Beverly D. Fisher by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 1st day of July, 2009 in Instrument No. 20090701-0061529, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-fact for Francis M. Fisher and for Beverly D. Fisher which Power of Attorney is recorded in Instrument No. 20180718-0069989 and Instrument No. 20180718-0069990, 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 and thereafter, not yet due and payable.

Charter of Lenox Creekside Condominium Owners Assoc. recorded at Instrument No. 20060227-0022558.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LENOX CREEKSIDE, PHASE I of record in Instrument No. 20060306-0025686, as amended by instrument(s) of record in Instrument No. 20060606-0066938; 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 building thereon.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 9487, Page 901 and Book 9487, Page 914.

Easement for Right of Way to Gulf Interstate Gas Company in connection with General Warranty recorded in Deed Book 2875, Page 299, recorded in Book 2203, Page 579 and Book 2244, Page 11.

Easement for Right of Way to United Telephone Company, recorded in Instrument No. 20070503-0053020.

Easement for Access, recorded in Instrument No. 20130215-0015739.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20060306-0025686 and 20060206-0014635.

This is improved property located at 8231 Lenox Creekside Drive Unit C1 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 13th day of July, 2018.

Francis M. Fisher by Nathan L. Powers as Attorney-in-fact

Francis M. Fisher by Nathan L. Powers as Attorney-in-fact

Beverly D. Fisher by Nathan L. Powers as Attorney-in-fact

Beverly D. Fisher by Nathan L. Powers as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers , 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 Francis M. Fisher and that he is authorized by Francis M. Fisher to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers , 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 Beverly D. Fisher and that he is authorized by Beverly D. Fisher to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of July, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021