Bill Garrett Davidson County
Batch# 135106 DEEDWARR
08/30/2018 09:21:30 AM 4 pgs
Fees: $23.00 Taxes: $638.25
20180830-0085956

WARRANTY DEED

MICHELLE LEE PEPPER
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 $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/6/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,
5107 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heidi Sullivan	First Community Mortgage, Inc.	181020A11200CO
(NAME)	(NAME)	
8421 Callabee Way, Unit 14	262 Robert Rose Drive, Suite 101	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Denise Kathleen George, an unmarried woman** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Heidi Sullivan, single woman** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Please see the attached "Exhibit A"

This conveyance is subject to:

Covenants, conditions, easements and restrictions of record in Instrument No. 20060306-0025686, First Amendment to the Master Deed of record in Instrument No. 20060606-0066938, Access Easement Agreement of record in Instrument No. 20130215-0015739, in the Register's Office for Davidson County, Tennessee..

Easement contained Right of Way Agreement of record in Book 2203, Page 579 and Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, Book 9487, Page 901 and Book 9487, Page 914, in the Register's Office for Davidson County, Tennessee.

Easement contained General Warranty Deed of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in the Register's Office for Davidson County, Tennessee.

File No.: 250984
Warranty Deed TN

Grant of Easement of record in Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, in the Register's Office for Davidson County, Tennessee.

Charter of Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8421 Callabee Way, Unit 14, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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/our hands this 29th August 2018.

Denise Kathleen George

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Kathleen George the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of August, 2018.

Notary Public:

My Commission Expires: 8/15/21

Donald R. Barrett Jr. Williamson County Tennessee Notary Public State of

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

Legal Description / Exhibit A

LAND in Davidson County, Tennessee, being Unit No. F-14 as set forth in the Master Deed establishing Lenox Creekside, Phase 1, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated Title 66, Chap 27, Section 101, et seq., as amended, of record in Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, 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 Denise Kathleen George by deed from John Blake McCool and Caroline McCool of record in Instrument 20140502-0037467, Register's Office for said County, dated April 30, 2014.

Parcel: 181020A11200

True Copy Certification

I, Anita Lester, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.