Karen Y Johnson Davidson County
Batch# 145786 DEEDWARR
09/27/2018 09:03:41 AM 2 pgs
Fees: $13.00 Taxes: $617.90
20180927-0095777

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

CRT File No. 180917765

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $167,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Marie Crews	Lisa Marie Crews	Tax Parcel ID No.
8401 Callabee Way Unit D-14	127 Carriage Ct	181-02-0A-084.00 CO
Antioch TN 37013	Brentwood, TN 37027	

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, **Madalyn Wilson-Patton and James Wilson-Patton, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Marie Crews, married**, ("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. D-14 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 MADALYN WILSON-PATTON and JAMES WILSON-PATTON, wife and husband as joint tenants, by deed from THOMAS K. FORD, of record in Instrument No. 20161005-0105475, dated September 30, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 181-02-0A-084.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20060306-0025686 amended in Instrument No. 20060606-0066938, said Register's Office.

Right-of-Way Easement of record in Book 2203, page 579 and in Book 2244, page 11 and in Instrument No. 20070503-0053020, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 901 and Book 9487, page 914, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060206-0014635, said Register's Office.

This is improved property located at 8401 Callabee Way Unit D-14 Antioch TN 37013

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 24th day of September, 2018.

Madalyn Wilson-Patton

James Wilson-Patton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madalyn Wilson-Patton and James Wilson-Patton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2018.

Notary Public

My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021