Karen Y Johnson Davidson County
Batch# 147473 **DEEDWARR**
10/01/2018 03:25:00 PM 2 pgs
Fees: $13.00 Taxes: $643.80

20181001-0097333

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $174,000.00

Affiant

Subscribed and sworn to before me, this 27th day of Sept., 2018.

Notary Public

My commission expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Leonard Wilson Jr. **Ashley Aldridge Wilson**	Same	**181020A16900CO**
8511 Burnham Lane, J10		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Chung Hwan Kim, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonard Wilson Jr. and Ashley Aldridge Wilson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. J-10 of Lenox Creekside, Phase 3, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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. 20080808-0081967 in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to John Chung Hwan Kim, an unmarried man, by Warranty Deed from Regent Homes, LLC, dated January 27, 2012, of record in Instrument No. 20120130-0008296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase 1, Condominiums of record as Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee and supplemented by First Supplement to the Master Deed for Lenox Creekside Phase II property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967, in said Register's Office.

Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558, in said Register's Office; also shown as Exhibit "B" of Instrument Number 20060306-0025686 in said Register's Office together with By-Laws as Exhibit "C"

All matters shown on the Exhibit Plat, Sheets 1 through 11 attached to Amendment to First Supplement to Master Deed of record as Instrument No. 20080808-0081967 in said Register's Office.

All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, said Register's Office.

Easements of record in Book 11338, page 743, Instrument No. 20070503-0053020, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, said Register's Office.

Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, Page 743.

Right of way Easement to United Telephone company of record as Instrument No. 20070503-0053020.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 8511 Burnham Lane, J10, 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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

John Chung Hwan Kim Date: 9/27/18

JOHN E. KASPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-20-2020

STATE OF Tennessee

COUNTY OF Shelby

Personally appeared before me, a Notary Public of said County and State, John Chung Hwan Kim, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of September, 2018.

NOTARY PUBLIC

My Commission Expires: 1-20-2020