Karen Y Johnson Davidson County
Batch# 148508 DEEDWARR
10/03/2018 10:50:03 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20181003-0098135

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of October, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

Margaret Ann Means
State of Tennessee
Notary Public
Davidson County
My Commission Expires September 7, 2021

Please Record & Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, Ste. 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tiffini D. Rahn	DAS Acquistion Co.	**181-02-0A-182.00co**
8150 Lenox Creekside Drive	12140 Woodcrest Exec	Ste. 150
Antioch, TN 37013	St. Louis, MO 63141	

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

Kristine Dinnen, an unmarried woman

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

Tiffini D. Rahn, married, her sole and separate property

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 K-9 of Lenox Creekside, Phase 10, 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, and as amended by Instrument No. 20060606-0066938, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

BEING the same property conveyed to Kristine Dinnen, an unmarried woman by Deed dated June 28, 2017, from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20170629-0065590, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **Subject to all matters shown on Exhibit Plat, Sheets 1 through 11, attached as Exhibit "A" to the Amendment to First Supplement of record in Instrument No. 20080808-0081967, said Register's Office.**

2) **Subject to all matters shown on the Plan of record in Book 9700, Page 374, said Register's Office.**

3) **The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest 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; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside , Phase I, a Condominium of record in Instrument No. 20060306-0025686, and as amended in Instrument No. 20060606-0066938, and supplemented by First Supplement annexing Phase II Property of record in Instrument No. 20070801-0091466, and as amended in Instrument No. 20080808-0081967, said Register's Office.**

4) **Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 and Instrument No. 20060306-0025686, said Register's Office.**

5) **Stormwater Detention Agreement of record as Instrument No. 20060809-0097652, said Register's Office.**

6) **Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020, said Register's Office.**

7) **Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, said Register's Office.**

8) **Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, Book 2244, Page 11, and Book 2875, Page 299, said Register's Office.**

9) **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087, said Register's Office.**

10) **Grant of Easement for conservation greenway of record in Instrument No. 20130103-0001024, said Register's Office.**

11) **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.**

12) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the subsequent years, not yet due and payable**

This is improved property, known as **8150 Lenox Creekside Drive, 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 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 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/our hand(s) this **1st** day of **October, 2018.**

Kristine Dinnen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kristine Dinnen,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **October, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY