WARRANTY DEED	State of Tennessee County of Davidson
Prepared by: Record and Return to: Chapman and Rosenthal Title, Inc 2002 Richard Jones Rd., Ste 203-A Karen Y Johnson Davidson County Batch# 170891 DEEDWARR 12/06/2018 08:32:40 AM 2 pgs Fees: $13.00 Taxes: $699.30 20181206-0118802	The actual consideration or value, whichever is greater, for this transfer is **$189,000.00.** KCV Affiant Subscribed and sworn to before me, this the 30th day of November, 2018. Notary Public My commission expires: (AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

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
Nicholas Wood		**181-02-0-A-044.00co**
8221 Lenox Creekside Drive, #2	**NEW OWNER**	
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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John R. Chauvin and wife, Mary L. Chauvin

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

Nicholas Wood, married

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. B-2, as specified on the Plat shown in the Master Deed, on the Plan of Lenox Creekside, Phase 1 Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Lenox Creekside, Phase 1 Condominiums, of record in Instrument No. 20060306-0025686, and as amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and further amended in Instrument No. 200808-0081967, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Lenox Creekside, Phase 1 Condominiums, for placement of Units, as shown on Exhibits E1, E2 and E3" to the Master Deed of record in Instrument No. 20060306-0025686, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to John R. Chauvin and wife, Mary L. Chauvin by Deed dated September 16, 2015, from Melissa Lynn Berrier Cohen and husband, Jason M. Cohen of record in Instrument No. 20150917-0094355, said Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of John R. Chauvin and wife, Mary L. Chauvin pursuant to a Power of Attorney executed by them on the 21st day of November, 2018, of record in Instrument No. 20181206-0118801 **, Register's Office for Davidson County, Tennessee.**

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

1) **The Plan of record as shown on the Exhibit Plat of Lenox Creekside, Phase 1 of record as Exhibits E1, E2 & E3 of record in Instrument No. 20060306-0025686, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **The premises herein described is a condominium apartment established pursuant to 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 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 buildings thereof; and also including, without limitation, 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, Condominiums of record in Instrument No. 20060306-0025686, and as amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466 and further amended in Instrument No. 20080808-0081967, said Register's Office.

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

4) **Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, said Register's Office.**

5) **Stormwater Detention Agreement of record as Instrument No. 20060206-0014635, said Register's Office.**

6) **Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, Pages 901 and 914, said Register's Office.**

7) **Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, and Book 2244, Page 11, in said Register's Office, in connection with the General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, Page 299, said Register's Office.**

8) **Grant of Easement between Comcast of Nashville I, LLC and Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 20150126-0007087, said Register's Office.**

9) **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 8221 Lenox Creekside Drive #2, 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 **30th** day of **November, 2018.**

John R. Chauvin
By Andrew Wood, Attorney-in-Fact

Mary L. Chauvin
By Andrew Wood, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Andrew Wood,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **John R. Chauvin and Mary L. Chauvin** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John R. Chauvin and Mary L. Chauvin,** for the purpose therein contained, by signing the names of **John R. Chauvin and Mary L. Chauvin** by himself as their Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, **2018.**

Notary Public

My Commission Expires: _____

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
Sept. 22, 2019