Stewart Title Cor
121 First Avenue
Franklin, TN 37
File # 323135

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1628
Parcel ID: 181-02-0A-123.00

Karen Y Johnson Davidson County
Batch# 180906 DEEDWARR
01/04/2019 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $714.10
20190104-0001220

Property Address:
8431 Callabee Way G-11, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
NEW OWNER

Address of New Owner:
Grantee's Name, Address:
Donald A. Ruggirello
8431 Callabee Way G-11
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **KATHRYN A. WILSON, married,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DONALD A. RUGGIRELLO and KATHLEEN F. RUGGIRELLO, husband and wife,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, Being Unit No. G-11 as set fourth 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 KATHRYN A. WILSON by Deed dated December 24, 2013 from KATHRYN A. A WILSON FKA KATHRYN A COPELAND, recorded January 21, 2014, in Instrument Number 20140121-0005120, in the Official Records of Davidson County, Tennessee.

THE SUBJECT PROPERTY WAS NEVER THE PRINCIPAL RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

This is property known as 8431 Callabee Way G-11, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I are lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 421, page 146, Register's Office for Davidson County, Tennessee.
3. Right-of-way easement granted to Gulf Interstate Gas as contained in Book 2203, page 579, Book 2244, page 11, Register's Office for Davidson County, Tennessee.
4. Sanitary Sewer and Storm Drainage as contained in Book 9487, page 901, Book 9487, page 914, Register's Office for Davidson County, Tennessee.

5. Right-of-way easement as contained in Book 2875, page 299, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement as contained in Instrument No. 20060206-0014635, Register's Office for Davidson County, Tennessee.

7. Charter for Homeowners Association of record in Instrument No. 20060227-0022558, Registers office for Davidson County, Tennessee.

8. Subject to Master Deed for Homeowners Association as contained in Instrument No. 20060306-0025686, Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, Instrument No. 20080808-0081967, Registers Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signatures, this 21st day of December, 2018.

Kathryn A. Wilson
KATHRYN A. WILSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **KATHRYN A. WILSON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 21st day of December, 2018.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
12-01-20

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$193,000.00.**

Affiant

SWORN TO and subscribed before me on this 21st day of December, 2018.

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
10/31/2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

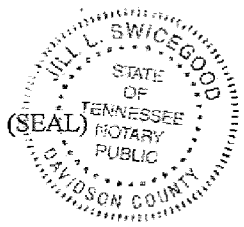
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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