STATE OF Tennessee
COUNTY OF Sumner

Karen Johnson Davidson County
Batch# 190614 DEEDWARR
02/01/2019 08:52:02 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20190201-0009646

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-4213

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Nicholas E. D'Antona, Trustee of the Nicholas E. D'Antona Revocable Trust u/a/d August 27, 2015 | New Owner | 181-02-0A-133.00-CO |
| (NAME) | (NAME) | |
| 1102 ~~Clearview~~ Cedarview Lane | " | |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| Franklin, TN 37067 | " | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **George Thurman Oubre Jr. and Susan B. Oubre, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicholas E. D'Antona, Trustee of the Nicholas E. D'Antona Revocable Trust u/a/d August 27, 2015, his successor and assigns**, 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. H-7 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 George Thurman Oubre, Jr. and Susan B. Oubre, husband and wife, from Jeffrey Seddon, a married man, by Warranty Deed dated March 29, 2017, and filed of record on March 30, 2017, in Instrument No. 20170330-0030992, Register's Office for Davidson County, Tennessee.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Stormwater Detention Agreement as recorded in Instrument No. 200602060014635, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association of record in Instrument No. 200602270022558, Register's Office for Davidson County, Tennessee.

3. The premises herein 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; 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, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside and recorded in Instrument Nos. 200603060025686; 200606060066938; 200708010091466; and 200808080081967, Register's Office for Davidson County, Tennessee.

4. Right of Way Easement to United Telephone Co. as recorded in Instrument No. 200705030053020, Register's Office for Davidson County, Tennessee.

5. Easements for Sanitary Sewers/Storm Drainage as recorded in Book 9487, page 901 and Book 9487, page 914, Register's Office for Davidson County, Tennessee.

6. Right of Way and Easements to Gulf Interstate Gas Company as recorded in Book 2203, page 579; Book 2244, page 11; and Book 2875, page 299, Register's Office for Davidson County, Tennessee.

7. Conversation Greenway Easement as recorded in Instrument 201301030001024, Register's Office for Davidson County, Tennessee.

8. Access Easement Agreement as recorded in Instrument No. 201302150015739, Register's Office for Davidson County, Tennessee.

9. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 201501260007087, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8441 Callabee Way, Unit H-7, Nashville, 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 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. Whenever 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 January, 2019.

George Thurman Oubre Jr.

Susan B. Oubre

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STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of January, 2019, before me personally appeared George Thurman Oubre Jr. and Susan B. Oubre, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 30th day of January, 2019.

Notary Signature
My commission expires: 6/20/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**