Karen Johnson Davidson County
Batch# 191471 DEEDWARR
02/04/2019 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20190204-0010396

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181218741

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $247,000.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 29th day of January, 2019.

Jennifer Chandler-Cole
Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bola S. Gabriel 8210 Lenox Creekside Drive Antioch TN 37013	Quicken Loans, Inc 1050 Woodward Ave Detroit, MI 48226-1906	Tax Parcel ID No. 181-02-0A-006.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nickolas Tae Wood and Vanessa Jacqueline Barnes, a/k/a Vanessa Jacqueline Wood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bola S. Gabriel, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, 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 in Instrument No. 20060306-0025686, and as amended by Instrument No. 20060606-0066938, in the Register's Office of Davison County, Tennessee; said Unit being shown as part of Exhibits E1, E2 and E3, of the aforesaid Master Deed.

Being the same property conveyed to Nickolas Tae Wood and Vanessa Jacqueline Barnes a/k/a Vanessa Jacqueline Wood, husband and wife by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20121121-0107620 Register's Office for Davidson County, Tennessee, dated November 20, 2012 and recorded on November 21, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

The premises herein insured 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 the 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 buildings 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 of record in Instrument Number 20060306-0025686, amended in Instrument Number 20060606-0066938, Instrument Number 20070801-0091466 and Instrument Number 20080808-0081967, Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Instrument Number 20060227-0022558, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.

Rights of way and easements to Gulf Interstate Gas Co. in Book 2203, page 579 and Book 2244, page 11, said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, page 299, Register' s Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, page 914, in the Register's Office for Davidson County, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement for United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.

Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20150126-0007087, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8210 Lenox Creekside Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2019.

Nickolas Tae Wood

Vanessa Jacqueline Barnes a.k.a. Vanessa Jacqueline Wood

Vanessa Jacqueline Barnes a/k/a Vanessa Jacqueline Wood

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nickolas Tae Wood and Vanessa Jacqueline Barnes a/k/a Vanessa Jacqueline Wood, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020