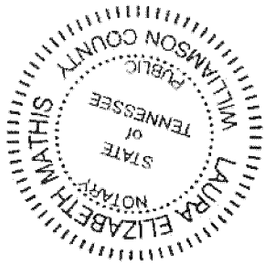
WARRANTY DEED

Karen Johnson Davidson County
Batch# 212844 DEEDWARR
04/02/2019 09:48:30 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20190402-0029618



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,000.00.

Affiant

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

Notary Public
My Commission expires: 3-13-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Courtney M. Schiller	New Owner	181-02-0A-155.00CO
8501 Burnham Lane Unit 10		
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Emily Ann Grimes a married woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Courtney M. Schiller, a single woman**, his/her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. I-10 of Lenox Creekside, Phase II 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 in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument Number 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument Number 20060306-0025686, as amended by Instrument Number 20060606-0066938 in said Register's; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Emily Ann Grimes from Katherine Guesman, unmarried by Warranty Deed on August 31, 2015, of record in Instrument Number 20150903-0089841, Register's Office for Davidson County, Tennessee.

NOTE: James P. Wilson joins this conveyance to convey any and all interest he may have in the above described property, including, but not limited to his marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years a lien but not yet due and payable.
- Subject to all matters shown on Exhibit Plat, Sheets 1 through 5, attached to the First Supplement to Master Deed of record in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
- Charter of Lenox Creekside Owners Association, Inc., of record in Instrument No. 20060227-0022558, and Instrument No. 20060306-0025686, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20060809-0097652, Register's Office for said County. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11338, page 743, Register's Office for said County. Right of Way Easements to Gulf Interstate Gas Company of record in Book 2203, page 579, Book 2244, page 11, and Book 2875, page 299, Register's Office for said County. Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087, Register's Office for said County. Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, Register's Office for said County. Subject to all matters on Boundary Plat of record in Plat Book 9700, page 374, Register's Office for Davidson County, Tennessee.

- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **8501 Burnham Lane Unit 10, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 29, 2019.

Emily Ann Grimes
Emily Ann Grimes

James P. Wilson
James P. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Emily Ann Grimes and James P. Wilson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 29, 2019

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019