File Box 8

Karen Johnson Davidson County Batch# 218590 **DEEDWARR** 04/16/2019 02:29:56 PM 2 pgs Fees: $13.00 Taxes: $1,009.73 20190416-0034871 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $272,900.00 Affiant Subscribed and sworn to before me, this 15th day of April, 2019. Notary Public My commission expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-25-2022

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cynthia G. Waller	Suntrust Mortgage	**Map/Parcel: 181-02-0-A-007.00CO**
8212 Lenox Creekside Drive	1001 Semmes Ave, RVC 8023	
Cane Ridge, TN 37013	Richmond, VA 23224	

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 HEREBY ACKNOWLEDGED, WE,

Stephen C. Holmes and Jessica C. Holmes, husband and wife

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

Cynthia G. Waller, unmarried woman

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 Townhome Unit 7, 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, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen Curtis Holmes and Jessica Carrie Holmes, husband and wife, by Warranty Deed, from Regent Homes, LLC, a Tennessee limited liability company, dated April 19, 2012 of record in Instrument No. 20120423-0034614, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Master Deed of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938 and Instrument No. 20080808-0081967, Register's Office for DAVIDSON County, Tennessee.
Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060809-0097652, Register's Office for DAVIDSON County, Tennessee.
Easement to United Telephone Co. of record in Instrument No. 20070503-0053020, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20060227-0022558 and Instrument No. 2006306-0025686, Register's Office for DAVIDSON County, Tennessee.
Easement to Comcast of record in Instrument No. 20150126-007087, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 8212 Lenox Creekside Drive, Cane Ridge, 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 15th day of April, 2019.

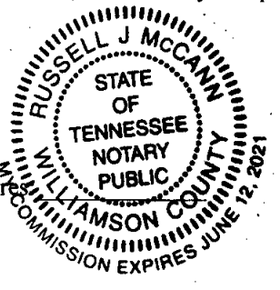
Stephen C. Holmes

Jessica C. Holmes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Stephen C. Holmes and Jessica C. Holmes, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2019.



Notary Public

My Commission Expires:

File #: **190128JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027