WARRANTY DEED

Karen Johnson Davidson County
Batch# 224741 DEEDWARR
05/02/2019 09:36:28 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20190502-0040749

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Judith C. Jowers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TPP Enterprises, LLC	New Owner	Map 181-02-OA-92.00
(NAME)	(NAME)	
465 South Douglas Avenue		
(ADDRESS)	(ADDRESS)	
Rockwood, TN 37854		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Leanna Strickland, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **TPP Enterprises, LLC, a Tennessee limited liability company ,** hereinafter called the GRANTEES, it's successors 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. E-8 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 provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq, as amended of record in Instrument No. 20060306-0066938, 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 Leanna E. Strickland, a single woman, by Warranty Deed from Christina Dawn Schwarz, married dated September 12, 2017 of record in Instrument Number 20170915-0094796, Register's Office for Davidson County, Tennessee.

Subject to the following:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters on the Plan of record in Instrument Number 20060306-0025686, as amended in Instrument Number 20060606-0066938, Register's Office for Davidson County, Tennessee.

Charter of Lenox Creekside Owners Association, Inc. of record in Instrument Numbers 20060227-0022558 and 20060306-0025686, Register's Office for Davidson County, Tennessee.

Declaration of Convenants, conditions and Restrictions of record in Instrument Numbers 20060306-0025686; 20060606-0066938; 20070801-0091466; and 20080808-0081967, Register's Office for Davidson County, Tennessee.

Agreements and Easements of record in Instrument Numbers 20060206-0014635 and 20150126-0007087; Book

9487, page 901; Book 9487, page 914; 2203, page 579; Book 2244, page 11 and Book 2875, page 299, all of record in the Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utlities.

unimproved ☐

This is improved ☑ property, known as 8411 Callabee Way Unit 8, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 26th day of April, 2019.

Leanna Strickland

Leanna Strickland

State of Tennessee
County of Davidson

Personally appeared before me Leanna Strickland, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2019.

Notary Public Jennifer R. Pierce
My Commission Expires: 11-8-21

File No.: 201904014

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY