THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190319798**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 14th day of May, 2019. Notary Public My Commission Expires: 11-3-2020

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 230111 DEEDWARR
05/15/2019 09:54:11 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190515-0045712

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lynn Hutson and William Hutson 9700 Onyx Lane Brentwood, TN 37027	New Owner	Tax Parcel ID No. 181-02-0A-249.00-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, **Martin K. Farris and Rebecca E. Farris, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William Hutson and Lynn Hutson, husband and wife**, ("Grantees"), their 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. P-6 of Lenox Creekside, Phase 5, 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 provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record in Instrument No. 20060306-0025686, as amended by Instrument No.20060606-0066398, in said Register's Office; said units also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Martin K. Farris and Rebecca E. Farris, husband and wife by Warranty deed from Lenox Village Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160927-0101881 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 27, 2016.

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 of record in Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938, supplemented by Instrument No. 20070801-0091466, as amended by Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
Agreement of Dedication of Easements for sanitary sewer and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
Right-of-Way Easement to United Telephone Company of record in Instrument Number 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
Matters shown on Exhibit Plat, Sheets 1 through 11, attached to First Supplement to the Master Deed of record in Instrument Number 20080808-0081967, in the Register's Office for Davidson County, Tennessee.
Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558; also shown as Exhibit "B" of Instrument No. 20060306-0025686 together with By-Laws as Exhibit "C", in the Register's Office for Davidson County, Tennessee.
Easements of record in Instrument Number 20130103-0001024, Instrument No. 20130215-0015739, Instrument No. 20150156-0007087, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 8601 Peckham Lane #6 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, Grantors have executed this instrument on this 14th day of May, 2019.

Martin K. Farris

Rebecca E. Farris

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Martin K. Farris and Rebecca E. Farris, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022