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Karen Johnson Davidson County
Batch# 258268 DEEDWARR
07/17/2019 01:44:52 PM 2 pgs
Fees: $13.00 Taxes: $668.29

20190717-0069998

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $180,620.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 2019.

Notary Public
My Commission Expires 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Peggy Richardson	8221 Lenox Creekside Dr. Unit 4	InterLine Mortgage	
8221 Lenox Creekside Dr. Unit 4		10613 W Sam Houston Pkwy N #200	181-02-0A-046.00-CO
Antioch, TN 37013	Antioch, TN 37013	Houston, Tx 77064	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Holly Craft f/k/a Holly K. Anderson, a married woman,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Peggy Marie Richardson, an unmarried woman and Gerald C. Adams, a married man, as joint tenants,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. B-4 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase I of record in Instrument Number 20060306-0025686, and as amended, of record as Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit E1, E2 and E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Holly K. Anderson, an unmarried woman by Warranty deed from Daniel K. Wheeler, an unmarried man of record in Instrument No. 20160818-0086560 Register's Office for Davidson County, Tennessee, dated August 15, 2016 and recorded on August 18, 2016.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or

encumbrance whatsoever with the following exceptions:

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 20060606-0066938, 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
Charter of Lenox Creekside Condominium Owners Association, Inc. of record in Instrument Number 20060227-0022558 and also as Exhibit B of 20060306-00255686, in the Register's Office for Davidson County, Tennessee.
Radon Mitigation System Agreement of record in Instrument Number 20190509-0043447, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number Exhibits E1, E2 and E3of Instrument No. 20060306-00225686 as amended by Instrument No. 20060606-0066938, Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20060206-0014635, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Instrument Number Book 9487, page 901 and 914, in the Register's Office for Davidson County, Tennessee.
Right of way and easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and Book 2244, page 11 in connection with Book 2875, page 299, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 15th day of July, 2019.

Holly Craft f/k/a Holly K. Anderson

Daniel Craft joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, Holly Craft f/k/a Holly K. Anderson and Daniel Craft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville Tennessee, this the 15th day of July, 2019.

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

Commission exp: 11/17/20