WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JULY, 2019.

Laura Elizabeth Mathis
Notary Public

MY COMMISSION EXPIRES: 3-13-22
(AFFIX SEAL)

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

R-BR-19-8231-13

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roger Joseph LeBlanc and Kimberly Diane LeBlanc	New Owner	
(NAME)	(NAME)	**181-02-0A-069.00-CO**
8231 Lenox Creekside Drive, #13		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW ANGE, MARRIED AND DAVID ANGE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROGER JOSEPH LEBLANC AND KIMBERLY DIANE LEBLANC, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. C-13 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 provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibits EI, E2 and E3 of said Master Deed.

Being the same property conveyed to Andrew Ange and David Ange, tenants in common with right of survivorship by Warranty deed from Daniel S. Carnine, an unmarried person, as to a one-half undivided interest, and Cecil L. Carnine and Marsha Carnine, husband and wife, as to a one-half undivided interest as tenants by the entirety of record in Instrument No. 201512010121098 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 01, 2015.

The above-described property has never been the marital residence of either grantor herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- 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.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 262567 DEEDWARR
07/26/2019 11:01:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20190726-0073777

This is **improved** property known as: 8231 Lenox Creekside Drive, #13, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF JULY, 2019.

Andrew Ange

David Ange Attorney-in-Fact

David Ange by Andrew Ange as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW ANGE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW ANGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID ANGE, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID ANGE.

Witness my hand and official seal, this the 23rd of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)