This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sheila Harrison
8401 Callabee Way, Unit D-9
Antioch, Tennessee 37013

Karen Johnson Davidson County
Batch# 272749 DEEDWARR
08/16/2019 12:57:00 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190816-0082264

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Bank
901 Semmes Avenue
Richmond, Virginia 23224

MAP 181-02
GROUP A
PARCEL 079.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Theresa J. Wiesman, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sheila Harrison**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **8401 Callabee Way, Unit D-9, 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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the 2nd day of **August, 2019.**

Theresa J. Wiesman

Theresa J. Wiesman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Theresa J. Wiesman, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2019.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

Ashley Utley
AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2019.

Christen T. Rabe
NOTARY PUBLIC
My Commission Expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

#19-9350

Exhibit "A"
Property Description

A certain condominium located in Davidson County, Tennessee, being Unit No. D-9 of Lenox Creekside, Phase I, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same as 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 the percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Theresa J. Wiesman, a married woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070111-0004866 Register's Office for Davidson County, Tennessee, dated January 08, 2007 and recorded on January 11, 2007. (Value of consideration shown in aforementioned deed $160,218.00.)

Being the same property conveyed to Theresa J. Wiesman by Quitclaim deed from Thomas D. Wiesman, Sr. of record in Instrument No. 20070111-0004867 Register's Office for Davidson County, Tennessee, dated January 08, 2007 and recorded on January 11, 2007. (Value of consideration shown in aforementioned deed $160,218.00.)

Being the same property conveyed to Theresa J. Wiesman, an unmarried woman by Quitclaim deed from Theresa J. Wiesman, an unmarried woman of record in Instrument No. 20080722-0075097 Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on July 22, 2008. (Value of consideration shown inaforementioned deed $0.00.)

Being the same property conveyed to Sheila Harrison ~~by Warranty deed from Theresa J.~~ Wiesman, unmarried, ~~of record~~ in Instrument No. 2019 _____ Register's Office for ~~Davidson~~ County, Tennessee, dated August 2, 2019.

Being also known as 8401 Callabee Way, Unit D-9, Antioch, Tennessee 37013.