Karen Johnson Davidson County
Batch# 272861 DEEDWARR
08/16/2019 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20190816-0082455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16TH DAY OF AUGUST, 2019.

_____
Notary Public

MY COMMISSION EXPIRES: 5-23-20
(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allen W. Harmon and Connie L Harmon, husband and wife	NEW OWNERS	Map: 181-02-0-A 148.00CO
(NAME) 8501 Burnham Lane #3	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED TEN THOUSAND AND NO/100 DOLLARS ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CASIE R. HENDON, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ALLEN W. HARMON AND CONNIE L HARMON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. I-3 as set forth in First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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 Number 20070801-0091466 in the Register's Office for Davidson County, Tennessee, subjecting the property to the Master Deed of record as Instrument Number 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said units also being shown as part of Exhibit "A" to said First Supplement.

Being the same property conveyed to Casie Hendon, unmarried, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080818-0084795, dated August 15, 2008, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in 20060306-0025686, amended in 20060606-0066938, 20070801-0091466 & 20080808-0081967, said Register's Office.

Easement for Conservation Greenway of record in Instrument Number 20130103-0001024, said Register's Office.

Deed to Columbia Gas Systems, Inc. of record in Book 2875, Page 299, said Register's Office.

Easement to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, said Register's Office.

Sewer and Drainage Easement of record in Book 9487, Page 901, Book 9487, Page 914 and Book 11338, Page 743, said Register's Office.

Storm Water Detention Agreement of record in Instrument Number 20060809-0097652 and Instrument No. 20060206-0014635, said Register's Office.

PUD Boundary of record in Book 9700, Page 374, said Register's Office.

Easement to United Telephone Co. of record in Instrument Number 20070503-0053020, said Register's Office.

Charter for HOA of record in Instrument Number 20060227-0022558 and Instrument No. 20060306-0025686, said Register's Office.

Easement to Comcast of record in Instrument Number 20150126-0007087, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8501 Burnham Lane #3, Antioch, TN 37013
(House No.) (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 our hands this 16th day of August, 2019.

Casie R. Hendon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Casie R. Hendon, 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, 16th day of August, 2019.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.