WARRANTY DEED

Karen Johnson Davidson County
Batch# 320005 **DEEDWARR**
11/26/2019 09:00:34 AM 2 pgs
Fees: $13.00 Taxes: $673.40

20191126-0121993

R-BMR-19-8601-12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Zane Vanlandingham	**Quicken Loans Inc.**	
(NAME)	(NAME)	**181-02-0A-255.00-CO**
8601 Peckham Lane, #12	**1050 Woodward Avenue**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Detroit, MI 48226-1906**	
(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 **ZANE VANLANDINGHAM, A SINGLE MAN,** 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 P-12, 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 provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as 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 as Instrument No. 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 Amendment to First Supplement.

Being the same property conveyed to Andrew Ange, married and David Ange, married, as tenants in common with the right of survivorship by Warranty deed from Lenox Village Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161207-0128302 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 07, 2016.

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

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- 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, 20130215-0015739, 20150156-0007087, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8601 Peckham Lane, #12, 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 22nd DAY OF NOVEMBER, 2019.

Andrew Ange by David Ange as Attorney in Fact

Andrew Ange by David Ange as Attorney in Fact

David Ange

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID 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 ANDREW ANGE, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREW ANGE.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public
My Commission Expires: 7-3-2023
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID 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 22nd of November, 2019.

Notary Public
My Commission Expires: 7-3-2023
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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