Bk/36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 359748 DEEDWARR
02/18/2020 04:13:47 PM 2 pgs
Fees: $13.00 Taxes: $688.20

20200218-0018119

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 186,000.00.

Affiant

Subscribed and sworn to me on February 14, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33271

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitzi M. Greene William E. McCarthy, Jr. 8401 Callabee Way, Unit D-2, Antioch, TN 37013	Mitzi M. Greene William E. McCarthy, Jr. 2206 Georgian Circle Franklin, TN 37067	181-2-A-072.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kellye Dalton Monroe, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Mitzi M. Greene, married and William E. McCarthy, Jr., unmarried, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-2 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 E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Kellye Dalton Monroe, unmarried, by Warranty Deed dated March 9, 2007 and recorded March 27, 2007 from Regent Homes, LLC, a Tennessee limited liability company of record as Instrument No. 20070327-0036373, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2020 Davidson and Antioch taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office.
3. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C".
4. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office.

5. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office.
6. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office.
7. Grant of Easement co Comcast of Nashville I, LLC of record as Instrument No. 20150126-0007087, Register's Office for Davidson County, Tennessee.
8. Subject to the lien for special assessments contained in the Master Deed and By-Laws.

This property is also known as improved property located at 8401 Callabee Way Unit D-2, Antioch, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 14th day of February, 2020.

Kellye Dalton Monroe

Kellye Dalton Monroe

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On February 14, 2020, before me personally appeared Kellye Dalton Monroe to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on February 14, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/24

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2024