Bk 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 377840 DEEDWARR
03/26/2020 01:01:20 PM 3 pgs
Fees: $18.00 Taxes: $651.20

20200326-0032978

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $176,000.00.

Affiant

Subscribed and sworn to me on March 24, 2020.

NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPT 01, 2021

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33432

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William McCarthy, Sr. 49 Governors Way Brentwood, TN 37027	SAME AS NEW OWNER	181-02-0A-146.00-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, Cara Halfacre, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto William McCarthy, Sr., married, 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. I-1 of Lenox Creekside, Phase 2, 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 unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being the same property conveyed to Cara Halfacre, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100920-0074740 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 20, 2010.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, a Condominium of record in Instrument No. 20060306-0025686 and as amended in Instrument No. 20060606-0066938, and supplemented by First Supplement annexing Phase II Property of record in Instrument No. 20070801-0091466, as amended in Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.
3. Charter for HOA of record in Instrument No. 20060227-0022558, in the Register's Office for Davidson County, Tennessee.
4. All matters shown on PUD Boundary Plat of record in Plat Book 9700, Page 374, in the Register's Office for Davidson County, Tennessee.
5. Right of Way and Easements to Gulf Interstate Gas Company of record in Book 2203, Page 579, Book 2244, Page 11 and Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20060809-0097652, in the Register's Office for Davidson County, Tennessee.
8. Right of Way Easement to United Telephone Company of record in Instrument No. 20070503-0053020, in the Register's Office for Davidson County, Tennessee.
9. Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20150126-0007087, in the Register's Office for Davidson County, Tennessee.

10. Grant of Easement for Conservation Greenway of record in Instrument No. 20130103-0001024, in the Register's Office for Davidson County, Tennessee.
11. Access Easement Agreement of record in Instrument Number 20130215-0015739, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8501 Burnham Lane #1, Cane Ridge, 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 24th day of March, 2020.

Cara Halfacre

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 24, 2020, before me personally appeared Cara Halfacre 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 March 24, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/24

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