THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200930429

Karen Johnson Davidson County
Batch# 493923 DEEDWARR
10/12/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20201012-0118292

922240

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2020.

Notary Public
My Commission Expires: 10/31/2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samantha Griffin and Nancy P. Rogers 8401 Callabee Way, Unit D-13 Antioch TN 37013	New Owner	Tax Parcel ID No. 181-02-0A-083.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Douglas King and Stacey King, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to is **Samantha Griffin, a single woman and Nancy Perry Rogers, a married woman, tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. D-13 , on the Horizontal Property Regime for Lenox Creekside Phase I, a Condominium, as recorded in the Master Deed of record in Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to STEVEN DOUGLAS KING AND WIFE, STACEY KING, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070209-0016974, dated February 1, 2007 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 181-02-0A-083.00 CO.

Master Deed of record in Instrument No. 20060306-0025686 and amended in Instrument No. 20060606-0066938, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, page 901 and Book 9487, page 914, said Register's Office.

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

Grant of Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20150126-0007087 , said Register's Office.

Right-of-Way Easement of record Book 2203, page 579, Book 2244, page 11 and Book 2875, page 299, said Register's Office.

This is improved property located at 8401 Callabee Way, Unit 13 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2020.

Steven douglas king
by Kate rosenthal
Steven Douglas King by Kate Rosenthal, his Attorney-in-Fact
his attorney in fact

Stacey king
by Kate rosenthal
Stacey King by Kate Rosenthal, her Attorney-in-Fact
her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Steven Douglas King and Stacey King and that she is authorized by Steven Douglas King and Stacey King to execute this instrument on their behalf.

Witness my hand, at office, this 7th day of October, 2020.

Notary Public

My Commission Expires: _____

OLIVIA KINGERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 2, 2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

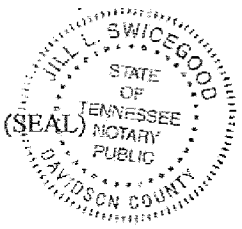
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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