WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $214,999.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2020.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael Lloyd Meier	Synovus Bank	Map 181-02-0-A Parcel 055.00co
8221 Lenox Creekside Drive #13	800 Shades Creek Pkwy MS101	Karen Johnson Davidson County Batch# 508597 DEEDWARR 11/04/2020 08:33:30 AM 3 pgs Fees: $18.00 Taxes: $795.50 20201104-0128902
Cane Ridge, TN 37013	Birmingham AL 35209	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Falguni B. Patel, a married woman

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

Michael Lloyd Meier, unmarried man

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. B-13, as specified on the Plat shown in the Master Deed of Lenox Creekside, Phase 1 Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Lenox Creekside, Phase 1 Condominiums, of record in Instrument No. 20060306-0025686, and as amended in Instrument No. 20060606-0066938, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Lenox Creekside, Phase 1 Condominiums, for placement of Units, as shown on Exhibits "E1", "E2" and "E3" to the Master Deed of record in Instrument No. 20060306-0025686, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Falguni B. Patel, an unmarried woman, by Warranty Deed dated September 28, 2007 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20071001-0116599, Register's Office for Davidson County, Tennessee.

The property herein is not the principal residence of the Grantor's spouse.

This conveyance of the above described parcel of land is subject to the following: (1) Matters shown on the Exhibit Plat of Lenox Creekside, Phase 1 of record as Exhibits E1, E2 & E3 of record in Instrument No. 20060306-0025686 and amended in Instrument No. 20060606-0066938, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The premises herein described 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 easements, rights and interests 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 thereof; and also including, without limitation, 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, Condominiums of record in Instrument No. 20060306-0025686, and as amended in Instrument No. 20060606-0066938, said Register's Office. (3) Charter of Lenox Creekside Condominium Owners Association, Inc., of record in Instrument No. 20060227-0022558, said Register's Office; also shown as Exhibit "B" of said Master Deed of record in Instrument No. 20060306-0025686, together with the By-Laws as Exhibit "C", (4) Stormwater Detention Agreement of record as Instrument No. 20060206-0014635, 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, 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 the General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, Page 299, said Register's Office. (7) Subject to the rights of others in and to the common areas and elements. (8) Subject to the lien for special assessments contained in the Declaration of Charter, Easements, Covenants and Restrictions, and the Master Deed Restrictions, as amended. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as 8221 Lenox Creekside Drive #13, 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 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 my/our hand(s) this 30thday of **October, 2020.**

Falguni B. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Falguni B. Patel,** the within named seller, 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.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of **October, 2020.**

Notary Public

My Commission Expires: 11/8/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certificate of Authenticity

I, **Taylor Grills,** 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12-15-2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021