Karen Johnson Davidson County
Batch# 567534 DEEDWARR
02/03/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20210203-0015746

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-20203734

WARRANTY DEED

JAKE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Williamson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Rose Marie Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 9-21-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Rose Marie Campbell	Mortgage Investors Corp	181-2-A-136
(NAME)	(NAME)	
8441 Callabee Way H10	8320 E Walker Springs	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203734

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Haley Nicole Smith and Bryan Keith Smith** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Rose Marie Campbell, an unmarried woman**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Unit No. H-10 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 provision of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, 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 Haley Nicole Smith and husband, Bryan Keith Smith by Warranty Deed from Edward Wieslander and wife, Dianna Carol Wieslander and Sarah Ann Darling and James Blyth Muriel, as tenants in common with rights of survivorship, dated May 10, 2019 and filed of record in Instrument No. 20190513-0044837, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to the provisions of the Tennessee Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, and filed of record in Instrument No. 20060306-0025686 and amended in Instrument No. 20060606-0066938, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

And also subject to the following:

Stormwater Detention Agreement appearing of record in Instrument No. 20060206-0014635, Register's Office for said County.
Right-of-Way Easement appearing of record in Instrument No. 20070503-0053020, Register's Office for said County.
Grant of Easement appearing of record in Instrument No. 20150126-0007087, Register's Office for said County.
Agreement for Grant of Easement for Conservation Greenway appearing of record in Instrument No. 20130103-0001024, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 8441 Callabee Way H10, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of February, 2021

Haley Nicole Smith

Bryan Keith Smith

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Haley Nicole Smith and Bryan Keith Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of February, 2021.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

