BOY 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 600751 DEEDWARR
03/26/2021 10:59:30 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20210326-0040068

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 172,000.00.

Mitzi Greene
Affiant

Subscribed and sworn to me on March 26, 2021.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

My Commission Expires: 9/7/21

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34452

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mitzi Greene William McCarthy, Jr. 2206 Georgian Circle Franklin, TN 37067	SAME AS NEW OWNERS	181-02-A-62.00 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, **Tracey Michelle Richmond, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by her presents does transfer and convey unto **Mitzi Greene, married and William McCarthy, Jr., unmarried, as joint tenants with the rights of survivorship,** 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. C-6 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, as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description; said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being part of the same property conveyed to Tracey Michelle Richmond, unmarried, by Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20080219-0016126 in the Register's Office for Davidson County, Tennessee.

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

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. 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 By-Laws as Exhibit "C".
3. 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.

4. Grant of Easement to Comcast of Nashville, I of record as Instrument No. 20150126-0007087, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office.
6. 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.
7. 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.

This property is also known as improved property located at 8231 Lenox Creekside Drive Unit C6, 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 GRANTOR does covenant with the said GRANTEES that she is 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 GRANTOR does further covenant and bind herself, her 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 23rd day of March 2021.

Tracey Michelle Richmond

Tracey Michelle Richmond

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On March 23, 2021, before me personally appeared Tracey Michelle Richmond 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 23, 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021