Karen Johnson Davidson County
Batch# 959469 DEEDWARR
01/10/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230110-0001949

WARRANTY DEED

STATE OF TENNESSEE Davidson
COUNTY OF ~~WILLIAMSON~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$460,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 2023

Notary Public

MY COMMISSION EXPIRES: 9.21.2024

(AFFIX SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

MST 2022-1678

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Bryce Echols and Madison Palmer	NEW OWNER	161-13-0B-428.00-CO
(NAME)	(NAME)	
428 Lazy Creek Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Sarah Hankins, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cameron Bryce Echols and Madison Palmer, husband and wife,** 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. 428, on the Final Plat of Creekside at Brentwood, a Horizontal Property Regime, as shown by plat appearing of record in Instrument 200907300071237, and established by the Master Deed of record in Instrument 200407020079260, as amended and restated in Instrument 200502040013611, amended and restated in Instrument No. 20210916-0124412 and as further amended in Instrument 200503290034131, Instrument 200508220100021 and Instrument 200706220075126, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Sarah Hankins, an unmarried woman by Warranty deed from Kim E. Owens, unmarried of record in Instrument No. 20150309-0020102 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 09, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2023 not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20090730-0071237, Register's Office of Davidson County, Tennessee. 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 Creekside of Brentwood of record in Instrument Number 20040702-0079260, amended and restated in Instrument No. 20050204-0013611, amended in Instrument Number 20210916-0124412, Instrument No. 20050329-0034131, Instrument No. 20050822-0100021 and Instrument No. 20070622-0075126, Register's Office for Davidson County, Tennessee, with By-Laws of Creekside of Brentwood Homeowner's Association, Inc. appended to the amended and restated Master Deed as Exhibit "C". By-Laws of record in Instrument Number 20040426-0047292, in the Register's Office for Davidson County, Tennessee. Charter for Creekside of Brentwood Homeowners Association, Inc. of record in Instrument Number 20041217-0150431, in the Register's Office for Davidson County, Tennessee. Conveyance of common areas to HOA of record in Instrument Number 201407230065538 and 20080724-0075832, in the Register's Office for Davidson County, Tennessee. Ground Lease with SBA Towers, Inc of record in Instrument Number 20000403-0032883, 20000714-0069736, 20040305-0025830 and 20040305-0025837 and Instrument No. 20050620-0070135, in the Register's Office for Davidson County, Tennessee. Drainage and utility easement of record in Instrument Number 20040305-0025834, in the Register's Office for Davidson County, Tennessee. Right of way to State of Tennessee of record in Book 7859, Page 398, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2438, Page 376, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6408, Page 486, in the Register's Office for Davidson County, Tennessee.

This property, known as 428 Lazy Creek Lane, Nashville, TN 37211
(House Number) (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 we do covenant with 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 16th DAY OF JANUARY, 2023.

Sarah Hankins by Yvette Meldrum my Attorney-in-Fact

Sarah Hankins by Yvette Meldrum my Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Sarah Hankins, an unmarried woman, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Sarah Hankins, an unmarried woman, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 16 day of January, 2023.

Notary Public

My Commission Expires: 10.20.24

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024
(SEAL)

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1-9-2023 (date of document).

Affiant Signature

1-9-2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of January 2023

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY