File No. 260601766

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/06 14:15 2 pgs
Fees:13.00 Taxes:734.45

20060719-0087179

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
124 1st Avenue South Suite 102
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel E. Kumpf	M&T MtgCorp.	164-06-0A-031.00
(NAME)	(NAME)	
4316 Summercrest Blvd. #407	1 M&T Plaza	164-060-A
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Buffalo, NY 14203	031.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MainStreet Homes, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachel E. Kumpf and Michelle D. McCormack, tenants by the entirety, with rights to sole survivorship, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Williamson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 31, on the Plan of Final Plat of Autumn Glen, Section IA, A Condominium Regime, as shown by plat appearing of record in Plat in Instrument No. 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being part of the same property conveyed to MainStreet Homes, LLC, a Tennessee limited liability company by Quitclaim Deed dated December 8, 2000 of record in Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws as shown of record in Instrument No. 20030929-0143614; Sanitary Sewer and/or Storm Drainage Easement as shown of record in Instrument No. 20020823-0102072; Ingress/Egress Easement of record in Instrument No. 20021211-0153095; Public Utility Easement as shown of record in Instrument No. 20020828-0104004; Right to use common area and maintenance Agreement as shown of record in Instrument No. 20010308-0021946; All matters shown on the plan of record in Plat in Instrument No. 20020926-0117438; all in the Register's Office for Davidson County, Tennessee; Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4316 Summercrest Blvd. #407, Antioch, TN 37013
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 12th day of July, 2006.

MainStreet Homes, LLC, a Tennessee limited liability company

By: _____
Tammy Benefield, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Tammy Benefield with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Attorney-in-fact of Mainstreet Homes, LLC., a Tennessee limited liability company, the within named bargainor, and that she as such officer executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by herself as said officer.

Witness my hand at office this 12th day of July, 2006.

Commission expires: 8/16/09

Bethany Porter
Notary Public

File Number: 260700158

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Bethany Porter
State of Tennessee Notary Public
Rutherford County