File No. 260801727

# WARRANTY DEED

KEVANA M. NIXON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,564.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/05/06 14:19 2 pgs
Fees:13.00 Taxes:719.89

20061205-0150148

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Evangeline R. Pointer | New Owner | 164-06-0A-030 |
| (NAME) 4316 Summercrest Blvd. 30 | (NAME) | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (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 **Evangeline R. Pointer, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER 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. 30 on the Final Plat of Autumn Glen, Section I, a Condominium Regime, of record as Plat Instrument No. 200209260117438, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to MAINSTREET HOMES, LLC, by Quitclaim Deed from FORREST PARTNERSHIP, a Tennessee general partnership, composed of Bob Parks, John Harney, Joseph E. Boone, Jr., of record as Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record as Plat Instrument No. 200209260117438; Sanitary Sewer and/or Storm Drainage Easement of record as Instrument No. 200208230102072; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as 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 building thereon; and also, including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Amended and Restated Master Deed and By-Laws establishing a Horizontal Property Regime of Autumn Glen Section I, of record as Instrument No. 200309290143614; Ingress/Egress Easement of record as Instrument No. 200212110153095; Public Utility Easement of record as Instrument No. 20020828-0104004; Right to use common area and maintenance agreement of record as Instrument No. 200103080021946, Register's Office for Davidson County, Tennessee.

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. Unit 30, 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), her 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), her 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 hands this 21st day of November, 2006.

MainStreet Homes LLC, a ~~Tennessee~~ limited ~~liability~~ company

By: _____
Tammy Benefield, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st day of November, 2006, before me personally appeared Tammy Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of MainStreet Homes LLC, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book 110, Page 1614, Register's Office of Rutherford County, Tennessee.

Witness my hand at office this 21st day of November, 2006.

Commission expires: 1-10-10

_____
Notary Public

MELANIE D. DuRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

**File Number: 260801727**

**RETURN TO:**
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064