File No. 270300640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,036.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/9/10 (AFFIX SEAL)

DONNA F. DAVIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
David R. Kraus, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kareem Jared Webb	New Owner	164-06-0A-027.00 CO
(NAME) 4316 Summercrest Blvd. #403	(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, 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, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kareem Jared Webb, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 27, Autumn Glen Section I, a Condominium Regime, as shown on plat of record in Instrument 20020926-0117438, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the 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 dated December 8, 2000.

This conveyance is subject to all matters shown on the plan of record in Plat Instrument No. 20020926-0117438; 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 Master Deed establishing a Horizontal Property Regime of Autumn Glen Condominiums of record as Instrument No. 20030929-0143614; Restrictive covenants contained in an instrument of record as Instrument No. 20010308-0021946; Sewer Easement of record as Instrument No. 20020823-0102072; Public Utility Easement of record as Instrument No. 20020828-0104004; Ingress/Egress Easement of record as Instrument No. 20021211-0153095; all of record in 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., #403, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Davidson County DEEDWARR
Recvd: 05/09/07 12:46 2 pgs
Fees:13.00 Taxes:629.13

20070509-0055783

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 30th day of April, 2007.

Mainstreet Homes, LLC, a Tennessee limited liability company

By: Tammy Benefield

Tammy Benefield, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this30th day of April, 2007, 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 Record Book 110, Page 1614, Register's Office of Rutherford County, Tennessee.

Witness my hand at office this 30th day of April, 2007.

Commission expires: 3-20-2011

Lynn F. Vaught

Notary Public

File Number: 270300640

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY