Record First

File No. 270201470

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/07 14:54 2 pgs
Fees:13.00 Taxes:649.85

20070524-0062251

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,635.00

Natasha Bellrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-10-10
(AFFIX SEAL)

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

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
Mary J. Bailey	New Owner	MAP 164-06-0A/ PARCEL 029.00CO
(NAME) 4316 Summercrest Blvd. #405	(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 **Mary J. Bailey, unmarried,** HEREINAFTER CALLED THE GRANTEE, 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 all of Unit No. 29, on the Plan of Final Plat of Autumn Glen Section 1, a Condominium Regime, as shown by plat appearing of record in Instrument Number 200209260117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being part of the same property conveyed to Mainstreet Homes, LLC by Quitclaim Deed dated 12/8/2000, of record in Instrument Number 200108150088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Instrument Number 200209260117438; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 200208230102072; Amended and Restated Mater Deed and By-Laws of record in Instrument Number 200309290143614;Ingress/Egress Easement of record in Instrument Number 200212110153095; Public Utility Easement of record in Instrument Number 200208280104004; Restrictions of record in Instrument Number 200103080021946, all in the 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. #405, 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, her 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, 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 hand this 3rd day of May, 2007.

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

By: _____
Tammy Benefield, ~~attorney-in-fact~~

Attest: _____

STATE OF TENNESSEE

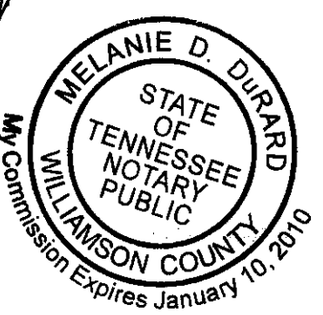
COUNTY OF ~~RUTHERFORD~~ Williamson MKD

On this 3rd day of May, 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 3rd day of May, 2007.

Commission expires: 1-10-10

_____
Notary Public



File Number: 270201470
RETURN TO:
Southern Title Services
124 1st Ave., S., Suite 102
Franklin, TN 37064