Return To: Lakeside Title & Escrow
833A Wren Road
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20100041090 DEEDWARR
Recvd: 07/06/10 09:27 2 pgs
Fees:13.00 Taxes:499.13
20100706-0052519

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2010.

Notary Public

My commission expires: 6-26-11

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William Kizzie	William Kizzie	**Map 164, Group 06-0-A, Parcel 031.00CO**
4316 Summer Crest, #407	4316 Summercrest #407	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND IN 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 ACKNOWLEDGE, WE,

Rachel E. Kumpf, unmarried and Michelle D. McCormack, unmarried, tenants by the entirety, with right to sole survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Kizzie, a single man

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 all of Lot No. 31, on the Plan of Final Plat of Autumn Glen, Section 1A, a Condominium Regime, of record in Plat Instrument No. 20020926-0117438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Rachel E. Kumpf and Michelle D. McCormack, tenants by the entirety, with rights to sole survivorship, by Warranty Deed, from MainStreet Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20060719-0087179, Dated July 12, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20020926-0117438, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 1588, page 484, Book 11669, page 376 and Instrument No. 20010308-0021946, Register's Office for DAVIDSON County, Tennessee.
Contract for Sale & Purchase of record in Instrument No. 20090818-0077597, Register's Office for DAVIDSON County, Tennessee. Charter for Home Owners Association of record in Instrument No. 20010912-0099442, Register's Office for DAVIDSON County, Tennessee. Easement of record in Instrument No. 20021211-0153095, Register's Office for DAVIDSON County, Tennessee. Sewer Easement of record in Instrument No. 20020823-0102072 and Instrument No. 20030923-0140664, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Instrument No. 20020828-0104004, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20030929-0143614, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Instrument No. 20030929-0143614, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is **improved (X)** unimproved (____) property known as 4316 Summer Crest, #407, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 29th day of June, 2010.

Rachel E. Kumpf
Rachel E. Kumpf

Michelle D. McCormack

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Rachel E. Kumpf and Michelle D. McCormack , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2010.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **09886-CD**
~~**RECORD & RETURN TO:**~~
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027