File No. 210100215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DONALD BARRETT JR. COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Blackman	Brandon Blackman	163020C04100CO
(NAME) 1382 Rural Hill Road, #185	(NAME) 1382 Rural Hill Road, #185	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Antioch, Tennessee 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100071474 DEEDWARR
Recvd: 11/10/10 10:59 2 pgs
Fees:13.00 Taxes:427.35
20101110-0090340

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, I, Tiffany D. Ingram, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brandon Blackman, hereinafter called the grantee(s), 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, and being Lot No. 41, Unit No. 185 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 200801080002295, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as in the previous Deed of record.

Being the same property conveyed to Tiffany D. Arnold, unmarried (n/k/a Tiffany D. Ingram), by Deed from Newmark Homes, L.P., A Texas Limited Partnership, dated 08/29/2008 and filed for record on 09/02/2008 in Instrument 200809020089366, Register's Office for Davidson County, Tennessee.

Master Deed and By-Laws filed for record in Instrument 200604040038533 and amended in Instrument 200604190045063, Instrument 200611150141803 and Instrument 200801080002295, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage Easement of record in Instrument 200409100109391, said Register's Office.

Stormwater Detention Agreement Easement of record in Instrument 200504140041609, said Register's Office.

Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances Easement of record in Instrument 200505090052192, Instrument 200505090052194, and Instrument 200505090052195, said Register's Office.

2010 Property taxes pro-rated between Grantor and Grantee. Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or 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 1382 Rural Hill Rd. 185, 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), 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), 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 hands this 1st day of November, 2010.

Tiffany D. Ingram

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tiffany D. Ingram, f/k/a Tiffany D. Arnold, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 11/1/2010.

Witness my hand at office this 1st day of November, 2010.

Commission expires:

9/23/13

Notary Public

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

File Number: 210100215

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064