BILL GARRETT, Davidson County
Trans:T20110034736 DEEDWARR
Recvd: 06/10/11 08:54 2 pgs
Fees:13.00 Taxes:333.00
20110610-0044455

WARRANTY DEED

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May June 2011
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Prudential Relocation	New Owner	163020C08600
(NAME)	(NAME)	
16260 N. 71st St.		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85254		
(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, I, **Michaela Brathwaite,unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., A Colorado Corporation**, hereinafter called the GRANTEE(S), their heirs and/or 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. 112, as shown on the plan of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 20060404-0038533 and amended in Instrument No. 20060419-0045063 and Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Michaela Brathwaite, unmarried woman by Deed from Newmark Homes LP, a Texas Limited Partnership, dated 12/15/2008 and filed for record on 12/18/2008 in Instrument No. 20081218-0121081, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit in Instrument No. 20090224-0016223, Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

Master Deed and By-Laws of record in Instrument No. 20060404-0038533 and as amended in Instrument No. 20060419-0045063 and Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement to Metropolitan Government of Nashville of record in Instrument No. 20050414-0041609, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville of record in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, 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 1382 RURAL HILL Road, #112, ANTIOCH, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-1558
SMG TN Warranty Deed

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), their heirs and/or 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), their heirs and/or 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 17th day of February 2011

Brathwaite
Michaela Brathwaite

State of TENNESSEE
County of DAVIDSON

Personally appeared before me Michaela Brathwaite, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17 day of FEBRUARY 2011

Christine Tolliver
Notary Public
My Commission Expires: MAY 6, 2013

CHRISTINE TOLLIVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027