WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 12:42 3 pgs
Fees:18.00 Taxes:549.45
20130801-0080242

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER IS~~ GREATER, FOR THIS TRANSFER IS $148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: . 9-8-13

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Broderick E. Jones	Citizens Savings Bank & Trust	149-15-0A-275.00
(NAME)	(NAME)	
1644 Bridgecrest Drive	1917 Heiman Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, Jeremy Sample and Bethany Sample, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Broderick E Jones, unmarried 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 Lot Number 161, on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D. of record as Instrument No. 20010628-00068483 and amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeremy Sample and Bethany Sample, husband and wife, by deed of record in Instrument Number 20080529-0054692 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cambridge Forest of record in Instrument No. 20010628-00068483 and amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee. Subject to restrictive covenants of record in Instrument No. 20020221-0022797; Book 8206, page 305; Book 8047, page 243, Register's Office for Davidson County, Tennessee. Subject to easements of record of record in Book 1207, Page 529, Book 1147, Page 148, Book 6881, Page 320, Book 7453, Page 445, Book 8795, Page 158, Book 7632, Page 962, Instrument No. 20010202-0010454, Book 10805, Page 497, Book 3, Page 26, Register's Office for Davidson County, Tennessee. Subject to terms and conditions for all Homeowners Association matters as found of record in Book 10343, page 769 and Instrument No. 20020221-0022798, Register's Office for Davidson County, Tennessee. Covenants of record in Instrument No. 20020221-0022797, Instrument No. 20061025-0132073, Instrument No. 20061208-0152145, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, Instrument No. 20130225-0018348, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1644 Bridgecrest Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 30th day of July 2013.

Jeremy Sample by Bethany Sample, Attorney-in-Fact

Jeremy Sample by Bethany Sample, Attorney-in-Fact

Bethany Sample

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named and Bethany Sample, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of July, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of July 2013 before me personally appeared Bethany Sample, the person who executed the foregoing instrument on behalf of Jeremy Sample, and acknowledged that she executed the same as the free act and deed of the said Jeremy Sample, through Power of Attorney granted Here by the said Jeremy Sample.

Witness my hand and official seal at Franklin, Tennessee this 30th day of July, 2013.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

20130740

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A.R. Turner

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016