Davidson County DEEDWARR
Recvd: 10/07/14 14:39 2 pgs
Fees:13.00 Taxes:443.63
20141007-0093031

MFR 141433

**WARRANTY DEED**

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$119,600.00~~ 119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~SEPTEMBER~~ October, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

**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 |
|---|---|---|
| Sarah M. Brister | CMG Mortgage, Inc. | 163-16-0C-204.00 CO |
| (NAME) | (NAME) | |
| 2218 Smedley Lane | 3160 Crow Canyon Road | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | San Ramon, CA 94583 | |
| (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, Autumn Simon (NKA Autumn Balfour) and husband, Anthony Balfour, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sarah M. Brister, a single woman, 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 No. 204 on the Plan of Matlock, Phase 2-A, of record in the Master Deed of Matlock Townhomes recorded as Instrument No. 20070502-0052533 and amended in Instrument 20070509-0055599 and 20070705-0080103 and 20100122-005543 and 20100503-0033517 and 20101216-0099939 and 20111228-0101458, Registers Office for Said County, to which reference is made for a more complete description.

Being the same property conveyed to Autumn Simon, unmarried, by deed of record in Instrument Number 20120308-0020270, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Matlock, Phase 2-A of record in Instrument No. Instrument No. 20070502-0052533 and amended in Instrument 20070509-0055599 and 20070705-0080103 and 20100122-005543 and 20100503-0033517 and 20101216-0099939 and 20111228-0101458, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on Boundary Plat of record in Instrument No. 20070430-0051281, Register's Office for Davidson County, Tennessee. All matters as shown on Master Deed and By-Laws of Matlock Townhomes recorded in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599, Register's Office for Davidson County, Tennessee. Instrument No. 20070705-0080103, 20100122-0005543, 20100503-0033517, 20101216-0099939 and 20111228-0101458, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20060503-0050917, Register's Office for Davidson County, Tennessee. HOA Charter of record in Instrument No. 20070419-0046798, Register's Office for Davidson County, Tennessee. Sanitary Sewers Easement of record in Instrument No. 20090819-0078167, Register's Office for Davidson County, Tennessee. Conveyance of Common Area of record in Instrument No. 20120209-0011829, Register's Office for Davidson County, Tennessee.

The said Anthony Balfour joins in this conveyance for the purpose of conveying any interest he may have in above referenced property Marital or otherwise.

unimproved ☐

This is improved ☒ property, known as 2218 Smedley Lane, 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 my hand this ~~26th~~ 3rd day of ~~September~~ October, 2014.

Autumn Simon (NKA Autumn Balfour)

Anthony Balfour

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Autumn Simon (NKA Autumn Balfour) and Anthony Balfour, 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 Dallas, TEXAS this 3rd day of October, 2014.

Commission expires:

Notary Public

DENNIS J UNSWORTH
Notary Public
STATE OF TEXAS
My Comm. Exp. 07-30-16

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017