Davidson County	DEEDWARR
Recvd: 03/18/15 09:29	4 pgs
Fees:23.00 Taxes:432.90	
20150318-0023150	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32211-02-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $117,000.00. Affiant Subscribed and sworn to before me this 6th day of March, 2015. Notary Public My Commission Expires: 6-21-15 LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Tonya Boze 1910 Isabelle Lane Antioch, TN 37013	**Send Tax Bills To:** Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	**Tax Information:** Map and Parcel No.: 163 16 0 A 130 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corinne Wilder**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tonya Boze** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1910 Isabelle Lane, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2015.

Corinne Wilder

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Corinne Wilder**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2015.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 250, together with the appurtenant interest in the common elements of Provincetown a horizontal property regime with private elements established by Declaration in Instrument No. 20031119-0168785 as supplemented by First Supplemental to Declaration in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A-1 to the aforementioned First Supplement to Declaration, and being located upon Lot No. 3 on the Plan of First Revision of Phase Two, Provincetown of record in Instrument No. 20080729-0077388, Register's Office for Davidson County, Tennessee.

Being the same property conveyedto Matthew Wilder, an unmarried man, from Centex Homes, a Nevada General Partnership by Deed dated August 18, 2006, of record in Instrument No. 20060824-0104576, Register's Office for Davidson County, Tennessee. Having since been conveyed to Matthew Wilder and wife, Corinne Wilder, by Quitclaim Deed from Matthew Wilder, dated August 2, 2010 of record in Instrument No. 20140110-0002905, Register's Office for Davidson County, Tennessee. Said Matthew Wilder, having since conveyed his interest to Corrine Wilder by Quitclaim Deed dated Febuary 14, 2014, of record in Instrument No. 20140227-0017090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having prorated by the parties and assumed by the Grantee.
2. If improvements are completed afterJanuary 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions By-Laws and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785, as supplemented by First Supplement to Declaration in Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to Provincetown Homeowners Association, Inc. of record in Instrument No. 20031120-0169428 and Instrument No. 200802260018727, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20080729-0077388, Register's Office for Davidson County, Tennessee.
6. Development and Easment Agreement and Agreement to share costs of record in Instrument No. 20031124-0170577, Register's Office for Davidson County, Tennessee.
7. Easement granted to Qwest Communications of record in Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Instrument No. 20030910-0132287, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY