WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Cierria Epps
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cierria M. Epps	First Community Mortgage, Inc.	Parcel ID:
3401 Anderson Rd., Unit 16	275 Robert Rose Drive	136150B01600CO
Antioch, TN 37013	Murfreesboro, TN 37129	

FOR AND IN 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

Tawanna Parnell Hurt and husband, Jarvis Hurt

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Cierria M. Epps, an unmarried 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:

BEING Lot No. 16 on the Plan of a Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tawanna Parnell by Quitclaim Deed from Jimmy L. Duggans, Jr. of record in Instrument 20101230-0104065, dated December 20, 2010, Register's Office for said County. See also deed of record in Instrument 20060117-0006148, said Register's Office. The said Tawanna Parnell is now known as Tawanna Parnell Hurt.

This conveyance is subject to Restrictions and By-Laws of record in Book 11666, Page 151, amended in Instrument 20010730-0080392; 20030115-0006563; 20050301-0022516; Book 11666, Page 191, and Rules and Regulations in Instrument 20110816-0063130, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 11700, Page 16, as revised in Book 11700, Page 42, said Register's Office; (3) Storm Water Detention Agreement in Book 11540, Page 482, said Register's Office.

Tawanna Parnell and Tawanna Parnell Hurt being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3401 Anderson Rd., Unit 16, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20150058806 DEEDWARR
Recvd: 07/20/15 10:19 2 pgs
Fees:13.00 Taxes:429.20
20150720-0070523

Witness our hands this 17th day of July, 2015.

Tawanna Parnell Hurt

Jarvis Hurt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tawanna Parnell Hurt and Jarvis Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of July, 2015.

My Commission Expires: 3/10/19

Notary Public

