WARRANTY DEED

File #15124829

Davidson County DEEDWARR
Recvd: 12/22/15 15:37 3 pgs
Fees:18.00 Taxes:443.63
20151222-0128934

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle, Ste. 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victor K. Micah Colleen K. Micah	SWBC Mortgage Corporation	163-2-C/29CO
(NAME) 1382 Rural Hill Road, Unit 161	(NAME) 9311 San Pedro, Ste 100	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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, I/WE, **Amber V. Martin, Unmarried, and Brenda C. Martin, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Victor K. Micah and Colleen K. Micah, Husband and Wife,** 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. 29, Unit No. 161, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063 and in Instrument No. 20061115-0141803, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

The description is the same as the previous deed of record.

Being the same property conveyed to Amber V. Martin, an unmarried woman, and Brenda C. Martin, a married woman, as joint tenants with right of survivorship, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated 09/13/2007, of record in Instrument No. 20070917-0110839, said Register's Office.

This conveyance is subject to: Taxes for the year 2016, a lien, not yet due or payable.; Subject to all matters shown on the Plan of Townhomes Property Line Exhibit of Autumn Ridge, Phase I, attached as an Exhibit to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, said Register's Office.; Master Deed establishing a Horizontal Property Regime of Autumn Ridge Townhomes of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, said Register's Office.; Charter of Autumn Ridge Townhomes Homeowner's Association, Inc., attached as Exhibit "C" to the Master Deed and By-Laws of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, said Register's Office.; Sanitary Sewer Easement of record in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, said Register's Office.; Storm Water Detention Agreement of record in Instrument No.. 20050414-0041609, said Register's Office.; Deed and easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9392, page 520, said Register's Office.; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.; Subject to rights of others in and to the common areas and/or elements.

unimproved ☐
This is improved ☒ property, known as **1382 Rural Hill Rd Unit 161, 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 14th day of December, 2015.

Amber V. Martin

Amber V. Martin

Brenda C. Martin

Brenda C. Martin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Amber V. Martin and Brenda C. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2015.

Vanessa E Allen

Notary Public

Commission expires:

8/18/18

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

