Davidson County	DEEDWARR
Recvd: 01/28/16 10:46	3 pgs
Fees:18.00 Taxes:410.70	
20160128-0008301	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-18-17
(AFFIX SEAL)

Heather Lee
State of Tennessee Notary Public
Rutherford Co.
Expires 6-18-17

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keisha Morrow 1382 Rural Hill Road, Unit 172 Antioch, TN 37013	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23452	163.02-0C-056.00 CO

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,

Misty D. Cooper, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Keisha Morrow, unmarried

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. 56, Unit 172 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, and in Instrument Number 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Misty D. Cooper, a single person, by Special Warranty Deed from Newmark Homes,L.P., a Texas Limited Partnership, Debtor in Possession, dated July 30, 2008, of record in Instrument Number 20080807-0081417, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Master Deed of record Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, Instrument Number 20061115-0141803 and Instrument Number 20080108-0002295 (corrected by an affidavit in Instrument Number 20110609-0044167), Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants, By-Laws, and HOA Charter contained in Master Deed of record in Instrument Number 20060404-0038533, and amended in Instrument Number 20060419-0045063, Instrument Number 20061115-0141803, and Instrument Number 20080108-0002295 (corrected by an affidavit in Instrument Number 20110609-0044167), Register's Office for Davidson County, Tennessee.
4) Property is subject to a Stormwater Detention Agreement of record in Instrument Number 20050414-0041609, said Register's Office.
5) Property is subject to an Easement for Sanitary Sewer of record in Instrument Number 20050509-0052192 and Instrument Number 20050509-0052194, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1382 Rural Hill Road, Unit 172, 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(s) this 21st day of January, 2016.

Misty D. Cooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Misty D. Cooper, with whom I am personally acquainted, (or who 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 21st day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Nikki McKinney, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney 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: 6/18/2017
Notary' Seal (if on paper)

