WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/16 14:36 3 pgs
Fees:18.00 Taxes:478.78
20160324-0028085

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,400.00

Cheryl Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 4.5.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cheryl Collins	First Community Mortgage, Inc	
(NAME)	(NAME)	
2012 Madison Square Blvd,	275 Robert Rose Dr	MAP/PARCEL-163-16-0-A-118.00CO
(ADDRESS)	(ADDRESS)	
LaVergne, TN 37086	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lisa R. Rhodes**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cheryl Collins, an unmarried person**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 238 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements located on Cedar Ash Crossing, in Antioch, TN, together with Easements as shown on the plat of Phase Two, Provincetown, as shown on Exhibit A-1 to the First Supplemental Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown and described in a Declaration of Covenants & Restrictions as recorded in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Provincetown, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20050609-0066104, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Lisa R. Rhodes by Deed from Centex Homes, a Nevada General Partnership, dated 12/06/2006, recorded 12/08/2006 of record in Instrument No. 20061208-0151958, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters shown on the plat of record in Plat Instrument No. 20080729-0077388, Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20031119-0168785 and First Supplemental Declaration recorded of record in Instrument No. 20050609-0066104, Development and Easement Agreement and Agreement to Share Costs recorded of record in Instrument No. 20031124-0170577, and Quitclaim Deeds to the Homeowners Association of record in Instrument No. 20031120-0169428, Instrument No. 20050803-0091277 and Instrument No. 20080226-0018727, in the Register's Office for Davidson County,

Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5516 Cedar Ash, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 24th day of March, 2016.

Lisa R. Rhodes

Lisa R. Rhodes

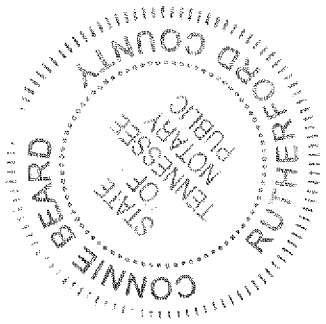
State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa R. Rhodes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of March, 2016.

Connie Beard

Notary Public
My Commission Expires: 4-15-17



RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

True Copy Certification

I, **Tammy McCauley** , 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, **Teresa Taylor,** a notary public for this county and

state, **Tammy McCauley** 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: 6-15-19

Notary' Seal

