Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160025849 DEEDWARR
Recvd: 03/31/16 08:41 2 pgs
Fees: 13.00 Taxes: 414.40
20160331-0030282

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $112,000.00.

Mikayla Jeasley
Affiant

Subscribed and sworn to before me, this 30th day of March, 2016.

Notary Public
My commission expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

04-1602-55913

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Darci L. Rydeen	New owner	163-16-0-A-198.00-CO
5966 Monroe Crossing		
Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca A. Miller, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Darci L. Rydeen*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried woman

Land in Davidson County, Tennessee, being Unit No. 336, together with the appurtenant interest in the common elements of Provincetown, Phase 3A, a horizontal property regime established by Declaration of Protective Covenants, Conditions and Restrictions, of record in Instrument No. 20031119-0168785, as supplemented in Instrument No. 20060825-0105504, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Supplement to Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20060825-0105504, and as shown on Plan of First Revision of Phase 3-A, Provincetown, of record in Instrument No. 20060907-0110570, a revision of Instrument No. 20060824-0104715, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rebecca A. Miller, an unmarried woman by deed from Centex Homes, a Nevada General Partnership, dated April 5, 2007, recorded April 10, 2007, of record in Instrument No. 20070410-0042649, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5966 Monroe Crossing, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 30th day of March, 2016.

Rebecca A. Miller

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Rebecca A. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 30th day of March, 2016.

Notary Public
State of Tennessee at Large

TONJA COX
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

My Commission expires: 5/23/16