WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-15-17

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/16 09:10 3 pgs
Fees:18.00 Taxes:758.50
20160601-0054766

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
Marie Petty		
(NAME)	(NAME)	
1633 Bridgecrest Drive	Same	Map/Parcel-149-15-0A-252.00-C
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Kari L. Smith Santiago and Joel Santiago Rosalino , wife and husband** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marie Petty**, 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 Lot No. 319 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D., of record in Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kari L. Smith, an unmarried (**now married)** person by Warranty Deed dated 07/31/2012 from Jon Wahl and Donna Wahl, married of record in Instrument 20120806-0069777, Register's Office for Davidson County, Tennessee.

Joel Santiago Rosalino joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to All matters as set forth per Plat in Instrument 200106280068483, Instrument 200205030054630, Declaration of Covenants, Conditions and Restrictions of record in Instrument 200202210022797, as amended of record in Instrument 200610250132073, as amended of record in Instrument 201002240014180, as amended of record in Instrument 201109190072463, By-Laws of record in Instrument 200202210022798, Easement of record in Book 1207, Page 529, Easement of record in Book 8795, Page 158, Right of Way Easement Easement of record in Book 1147, Page 148, Deed of Easement for Sanitary Sewer Easement of record in Book 6881, Page 320, Agreement For Dedication of Easement Easement of record in Book 7453, Page 445, and Stormwater Detention Agreement Easement of record in Instrument 200102020010454, said Register's Office.

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 1633 Bridgecrest Drive, 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 31st day of May, 2016.

Kari L. Smith Santiago

Kari L. Smith Santiago

Joel Santiago Rosalino

Joel Santiago Rosalino

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 Kari L. Smith Santiago,* 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. ***and Joel Santiago Rosalino**

Witness my hand and Official seal this 31st day of May, 2016.

Connie Beard

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** 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: 9-18-17

Notary' Seal (if on paper)

