Davidson County DEEDWARR
Recvd: 06/23/16 08:44 4 pgs
Fees:22.00 Taxes:0.00
20160623-0063891

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00011955

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 14040760, Book Number, 6308, page(s), 647, recorded in this office as a DEED from DUKS KEVIN to MARTIN CHARLOTTE.

Witness the Official Signature and Seal this 21st day of June 2016.

Sadie Wade, Register

Deputy Register

Jonhston

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,909.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2014

Notary Public

MY COMMISSION EXPIRES: November 13, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charlotte Martin	Access National Mortgage	160140D00100CO
(NAME)	(NAME)	
5700 Stonebrook Drive	1800 Robert Fulton Drive, Suite 350	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin Duks,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Charlotte Martin,** single woman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

Unit Number 5700, in Brentwood Trace Condominiums, Section Two, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as shown on the Plat of Brentwood Trace Condominiums, Section Two, recorded in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5818, Page 915, Register's Office for Davidson County, Tennessee, to which reference is here made. The easements, restrictive covenants, condition and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Brentwood Trace Condominiums, Section Two, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5816, Page 915, Register's Office for said County, are incorporated in this Deed by reference and made a part hereof the same as though copied herein. Also, incorporated herein is amendment to By-Laws in Book 5868, Page 70, Register's Office for said County.

Being the same property conveyed to Kevin Duks by Trustee's Deed from Wilson & Associates, PLLC recorded on December 30, 2013 of record in Instrument No. 20131230-0130704, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5700 Stonebrook Drive, Brentwood, TN 37027
(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/our hands this 29th day of October, 2014.

Kevin Duks

State of Tennessee
County of Williamson

Personally appeared before me Kevin Duks, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2014.

Notary Public
My Commission Expires: November 13, 2017

File No.: 10069

BK: 6308 PG: 647-648

14040760

2 PGS:AL-DEED	
360230	
10/30/2014 - 08:28 AM	
BATCH	360230
MORTGAGE TAX	0.00
TRANSFER TAX	617.53
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	630.53

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Certification of Authenticity

I, , Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 4-27-17

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).