Returned

Send Tax Statements To:
New Owner

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
William M. Brashears
4316 Summercrest Blvd., # 402
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 164-6-A/26CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JANET JEWEL PYLANT, AN UNMARRIED PERSON**, has this day bargained and sold and does hereby transfer and convey unto, **WILLIAM M. BRASHEARS, his** heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

> Being all of Unit No. 26, on the plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, according to plat and survey appearing of record in Instrument Number 20020926-0117438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Janet Jewel Pylant, an unmarried person, by deed from MainStreet Homes, a Limited Liability Company, dated September 6, 2005, appearing of record in Instrument Number 20050913-0109875, as corrected in Instrument Number 20051019-0126254 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Amended and Restated Master Deed and By-Laws of record in Instrument number 20030929-0143614; Sanitary Sewer and/or Storm/Drainage Easement of record in Instrument Number 20020823-0102072; Ingress/Egress Easement of record in Instrument Number 20021211-0153095; Easement for Public Utilities of record in Instrument No. 20020928-0104004; Right to use Common Area and Maintenance Agreement of record in Instrument Number 20010308-0021946; ; and to any and all matters shown on said plat and survey of record in Instrument Number 20020926-0017438; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **WILLIAM M. BRASHEARS,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20160053884 DEEDWARR
Recvd: 06/24/16 09:11 2 pgs
Fees:13.00 Taxes:663.78
20160624-0064453

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15th day of June, 2016.

Janet Jewel Pylant

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Janet Jewel Pylant, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 15th day of June, 2016.

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 1/24/17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $179,900.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 15th day of June, 2016.

NOTARY PUBLIC
My Commission Expires: 1/24/17

TAREE L RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY