39-B

BILL GARRETT, Davidson County
Trans:T20160054943 DEEDWARR
Recvd: 06/28/16 11:03 2 pgs
Fees:13.00 Taxes:438.45
20160628-0065768

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1196**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/24/2016**, by and between **Maya D Horton, an unmarried individual and Carol Y Horton, an unmarried individual, a/k/a Carol Yvonne Horton, unmarried, as joint tenants with right of survivorship** , parties of the first part, and **Amanda C Center, an unmarried woman**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No 11 . , Unit No. 121 , as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument 20060404-0038533 , and amended in Instrument 20060419-0045063 , and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Maya D. Horton, unmarried, and Carol Y. Horton, a/k/a Carol Yvonne Horton, unmarried, as joint tenants with right of survivorship by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated 02/22/2007, of record in Instrument No. 20070226-0023352, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **163 2C 22 CO**
☒ Improved **1382 Rural Hill Rd Unit 121, Antioch, TN 37013**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Maya D Horton

Carol Y Horton

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Maya D Horton and Carol Y Horton** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 24th day of June, 2016..

Rachel Marie Collins
Notary Public

My Commission Expires: 3.21.20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

****

Owner's Name: **Amanda C Center**

and Address: **1382 Rural Hill Rd Unit 121, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Avenue Bank
1111 10th Ave. S., Ste 400
Nashville, TN 37203

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$118,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 24th day of June, 2016..

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN