Davidson County DEEDWARR
Recvd: 07/21/16 11:44 3 pgs
Fees:18.00 Taxes:592.00
20160721-0075149

WARRANTY DEED

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of July, 2016.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Annie Gray	Amens Bank	151100A29000C0
(NAME)	(NAME)	
7117 S Hampton Boulevard	1800 Parkway Pl. Ste 820	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Marietta, GA 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, Jennifer Allen, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Annie Gray, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 215, on the Plan of Phase 3, Villages of Long Hunter, a Planned Unit Development, of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jennifer Allen and husband, Michael Allen by deed from Loren A. Smith and Staci Cook, husband and wife of record in Instrument Number 20061212-0153263, Register's Office, Davidson County, Tennessee. The said Michael Allen has since deceased.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Instrument 20030707-0093205, Register's Office, Davidson County, Tennessee.

Subject to Charter of record in Instrument Number 20010531-0056381 and Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 200105310056382 and Subject to Homeowners Association Quitclaim of record in Instrument Number 200105310056383 , said Register's Office.

Subject to Stormwater Detention Agreement of record in Instrument Book 20020718-0086411, and Subject to Declaration of Taking in record of Record Book 4446, Page 423 and Subject to Judgement of record in Record Book 4535, Page 351 said Register's Office.

Subject to By-Laws Homeowners Association of Long Hunter of record in Instrument Number 20041022-0127537 , and Subject to Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20031111-0164945, said Register's Office.

Subject to any and all matters and notes on Instrument Number 20030707-0093205, Register's Office, Davidson County, Tennessee.

Subject to Water main easement 20 feet wide granted to Metropolitan Government of Nashville and Davidson County of record in Book 8197, Page 288 and in Book 8358, Page 91 and in Book 8358, Page 94, said Register's Office.

Subject to Utility easement granted to Tennessee Telephone Company of record in Book 9661, Page 919, said Register's Office.

Subject to Transmission line easement granted to United States of America for the purpose of transmission line and/or lines of record in Book 2338, Page 466, Instrument Number 20001020-0107415 said Register's Office.

Subject to Easement granted to Crossmann Communities of Tennessee, LLC for the purpose of sewer lines, storm drainage facilities and lift station of record in Instrument 200009006-0088271, said Register's Office.

Subject to Easement granted Crossmann Communities of Tennessee, LLC for the purpose of a 6 inch force main sewer line of record in Instrument 2000006-0088272, said Register's Office.

Subject to Easement for Sanitary Sewers and/or Storm Drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument 20001030-0107415, said Register's Office.

Subject to reservation for a graveyard and right-of-way 20 feet wide for ingress and egress thereto as set out in deed of record in Book 1115, Page 302 and in Book 1101, Page 457, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7117 S Hampton Boulevard, 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 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 hand this 13th day of July, 2016.

Jennifer Allen

STATE OF TENNESSEE

COUNTY OF Robertson

On this 13th day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer Allen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public,

FRANKIE A. MATHENY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

3-24-20

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY