WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165131

BILL GARRETT, Davidson County
Trans:T20160066144 DEEDWARR
Recvd: 08/02/16 08:24 2 pgs
Fees:13.00 Taxes:536.50
20160802-0079367

WARRANTY DEED

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th Day of July, 2016,

Sondra Reece
Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Hendersonville, 625 E. Main Street, Suite 5A, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Margotta	Jessica Margotta	136 15 0B 048.00
(NAME)	(NAME)	
3401 Anderson Rd, Unit48	Same as Owner	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Five Thousand And No/100 Dollars ($145,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steve Davidson, Jr. and Sherry L. Davidson FKA Sherry L. Parry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Margotta, (unmarried)**, 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. 48 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, of record in Instrument #200008280084429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherry L. Parry, unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation dated March 29, 2001 and recorded April 4, 2001 as Instrument No. 20010404-0032616, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3401 Anderson Rd, Unit48, Antioch, TN 37013

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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, has 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 our hands this 29th Day of July, 2016.

Steve Davidson, Jr.

Sherry L. Davidson, FKA Sherry L. Parry

STATE OF TENNESSEE

COUNTY OF Davidson

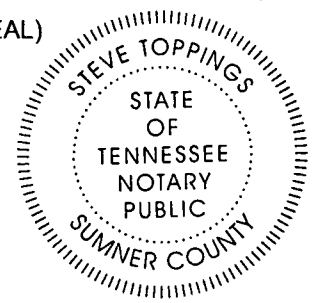
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Steve Davidson, Jr. and Sherry L. Davidson FKA Sherry L. Parry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public

My Commission Expires: 2-6-17

(SEAL)



File Number: HND-164317SSO