Davidson County DEEDWARR
Recvd: 10/14/16 08:23 3 pgs
Fees:18.00 Taxes:747.40
20161014-0108624

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099204**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $202,000.00. Glenda L. Bookey Affiant Subscribed and sworn to before me, this 7th day of October, 2016. D Thompson Notary Public My Commission Expires: 12/10/2019

D THOMPSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner: Glenda L. Bookey Revocable Trust 582 Griffin Circle Hermitage TN 37076-1464	Send Tax Bills To: Mortgage Investors Group Ste 200 8320 E Walker Springs LN Knoxville TN 37923	Tax Information: Tax Parcel ID No. 064-16-0E-082.00-CO

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, **Adrian Derruice Humphrey, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenda L. Bookey, an unmarried woman**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being all of Unit No. 82, in Building 22, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-1, to the Declaration of Covenants, Conditions and Restrictions filed for record in Inst No. 20061025-0132473 and amended in Inst No. 20061106-0137656, Register's Office for Said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Adrian Derruice Humphrey, a single man by Warranty deed from Phillips Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20110613-0045224 Register's Office for Davidson County, Tennessee, dated June 10, 2011 and recorded on June 13, 2011.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Truxton Village, a Horizontal Property Regime With Private Elements, with By-Laws of The Townhomes of Truxton Village Homeowners Association, Inc. appended thereto, of record in Instrument No. 20061025-0132473, as amended and restated in Instrument No. 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for The Townhomes of Truxton Village Homeowners Association, Inc. of record in Instrument No. 20061026-0133179, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to The Townhomes of Truxton Village Homeowners Association, Inc., of record in Instrument No. 20061106-0137657, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 5699, Page 537, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 20001204-0121300, Register's Office for Davidson County, Tennessee.

Easement for Public Utilities and Drainage of record in Book 7618, Page 613, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7618, Page 616, Register's Office for Davidson County, Tennessee.

Easement to Consolidated Utility District of record in Book 4910, Page 838, Register's Office for Davidson County, Tennessee.

Grant of Easement dated July 31, 2015 between Comcast of Nashville I, LLC and The Townhomes of Truxton Village Homeowner's Association, Inc., of record in Book 2015-1130-0120249, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 582 Griffin Circle Hermitage TN 37076-1464

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ____ day of October, 2016.

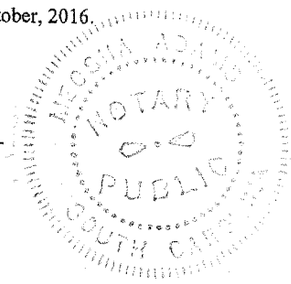
Adrian Derruice Humphrey

STATE OF South Carolina)
COUNTY OF Richland)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Adrian Derruice Humphrey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of October, 2016.

Notary Public
My Commission Expires: 11/20/2025



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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY