BILL GARRETT, Davidson County
Trans: T20160093511 DEEDWARR
Recvd: 10/24/16 10:29 2 pgs
Fees: 13.00 Taxes: 1165.50

20161024-0111972

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

Erica Smith
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF OCTOBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-20-20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2532B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Erica Smith	First Community Mtg	173-10A-033.00-CO
3053 Barnes Bend Drive	2962 Robert Rose Dr. Ste 101	
Antioch, TN 37013-4475	Murfreesboro TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RONETTE ADAMS-TAYLOR AND LAWRENCE ADAMS TAYLOR, JR., WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ERICA SMITH, AN UNMARRIED PERSON

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of Phase One, Barnes Bend Estates of record in Plat at Instrument No. 20050802-0090369, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronette Adams-Taylor and Lawrence Taylor, Jr., wife and husband by Warranty deed from Keitra M. Robinson and David Robinson, wife and husband of record in Instrument No. 20130820-0087890 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 20, 2013. (Value of consideration shown in aforementioned deed $275,000.00.) Being also known as 3053 Barnes Bend Drive Antioch, Tennessee 370134475.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument No. 20050802-0090369, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan of record in Book 6050, Page 146, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20050524-0058309, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common area of record in Instrument No. 20100520-0039082, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20040907-0107464, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 5385, Page 986, Register's Office for Davidson County, Tennessee.

Easement for Right of Way of record in Book 5215, Page 482, Register's Office for Davidson County, Tennessee.

Easement for Sewer Line of record in Book 6515, Page 495, Register's Office for Davidson County, Tennessee.

17. Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20020201-0014182, Instrument No. 20010918-0100850 and Instrument No. 20040413-0041473, Register' s Office for Davidson County, Tennessee.

Storm Water Detention Agreement(s) of record in Instrument No. 20020408-0042673, Instrument No. 20020722-0087469 and Instrument No. 20050524-0058216, Register's Office for Davidson County, Tennessee.

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

This is property known as 3053 Barnes Bend Drive, Antioch, TN 37013-4475

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 21st day of October, 2016.

Ronette Adams-Taylor

Lawrence Adams Taylor, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RONETTE ADAMS-TAYLOR AND LAWRENCE ADAMS TAYLOR,, JR., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21st day of October, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2532B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027