WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160093779 DEEDWARR
Recvd: 10/24/16 15:15 2 pgs
Fees:13.00 Taxes:486.18
20161024-0112311

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-26-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Judith Kelly Springs	SWBC mortgage	163 04 0A 344.00
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 344	213 Overlook Circle	Ste. A-4
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-One Thousand Four Hundred And No/100 Dollars ($131,400.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Arnette R. Edwards, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Judith Kelly Springs, unmarried**, hereinafter called the Grantee, her 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 Unit 344, Hamilton Crossing Townhomes, a Planned Unit Development, as of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, said Register's Office, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Arnette R. Edwards, a single person by Warranty Deed from Rose Marie Litteral dated August 28, 2013 and recorded September 5, 2013 as Instrument No. 20130905-0093804, 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 3001 Hamilton Church Road, Unit 344, 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 20th day of October, 2016.

Arnette Rose Edwards

Arnette R. Edwards

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Arnette R. Edwards, the within named 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 20th of October, 2016.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-166238SSO