Davidson County DEEDWARR Recvd: 10/31/16 14:23 2 pgs Fees:13.00 Taxes:961.63 **20161031-0114942**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/9/19 (AFFIX SEAL)

JULIA A HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 10-9-2019

R-VRES-16-264-T

MFS-162307

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caitlin Boreczky and Corey Lemon	New Owner	
(NAME)	(NAME)	**182-01-0A-122.00-CO**
264 Sundown Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANDREW MICHAEL DEANE AND TANYA DEANE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN BORECZKY AND COREY LEMON,** * hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit: * BOTH UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase Two, Sunset Hills, Cluster Lot Subdivision-Major Subdivision, a Planned Unit Development of record in Plat at Instrument No. 20100222-0013295, 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 Andrew Michael Deane and Tanya Deane, husband and wife by Warranty deed from TR&D Homes, Inc., a Tennessee Corporation of record in Instrument No. 20110520-0038698 Register's Office for Davidson County, Tennessee, dated May 19, 2011 and recorded on May 20, 2011.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat at Instrument No. 20100222-0013295, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070605-0067129, supplement and amendments at Instrument No. 20110203-0009586, Instrument No. 20130712-0072091 and Instrument No. 20150227-0017000, Register's Office for Davidson County, Tennessee.
- Easement(s) of record at Instrument No. 20070710-0082048, 20071010-0120325, 20071109-0132386, 20080805-0080303, 20100721-0057062 and 20100721-0057063, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 5894 Page 186, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record at Instrument No. 20060406-0039475, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 5388 Page 713 and Book 5894 Page 186, Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area of record at Instrument No. 20100225-0014274, Register's Office for Davidson County, Tennessee.
- By-Laws of record at Instrument No. 20070605-0067129 (at Exhibit "C"), Register's Office for Davidson County, Tennessee.
- Charter of Sunset Hills Homeowners' Association, Inc. of record at Instrument No. 20070605-0067128, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **264 Sundown Drive, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF OCTOBER, 2016.

Andrew Michael Deane

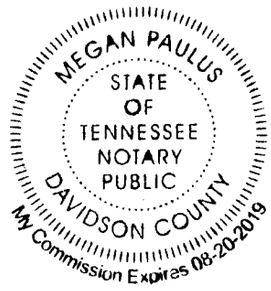
Tanya Deane

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW MICHAEL DEANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TANYA DEANE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith
Commission Expires 4-24-2018

