BILL GARRETT, Davidson County
Trans: T20170039435 DEEDWARR
Recvd: 05/09/17 11:52 2 pgs
Fees: 13.00 Taxes: 499.50
20170509-0045992

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2017

Notary Public

My commission expires: 3/31/20

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 31, 2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timika Wickware	Same as new owner	**165050A12800CO**
2144 Beachfront Avenue		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Clayton Properties Group, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timika Wickware, unmarried woman

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:

Land in Davidson County, Tennessee, being Lot 167, South Shore, Section I, Phase II, as shown on plat of record in Instrument No. 20050210-0015592, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to CMH Parks, Inc. by deed from Allen J. Newcomb, Agent & Trustee, dated 6/16/00 of record in Instrument No. 20000615-005955, as corrected by Scrivener's Affidavit of record in Instrument No. 20050921-0113254, Register's Office of Davidson County, Tennessee. CMH Parks, Inc. is now known as Clayton Properties Group, Inc, reference made to Corporate Charter Amendment of record in Instrument No. 20170127-0009091, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easements of record in Book 3917, page 967, Book 7239, page 809, Instrument No. 20020913-0111662, Instrument No. 20031210-0177420, Instrument No. 20060203-0013756, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Instrument No. 20050811-0095166, Register's Office for Davidson County, Tennessee.

Restrictions of record in Instrument No. 20000615-0059555, Instrument No. 20010417-0037237, Instrument No. 20051103-0133346, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20010221-0016129, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Instrument No. 20050210-0015592, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2144 Beachfront Avenue, Antioch, TN 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 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, 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/our hand(s) this 5th day of MAY, 2017.

Clayton Properties Group, Inc.
By: MIKE RUTHERFORD
Its: PRESIDENT

STATE OF TENNESSEE

COUNTY OF BLOUNT

Personally appeared before me, a Notary Public of said County and State, MIKE RUTHERFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT of Clayton Properties Group, Inc., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand, at office, this 5TH day of MAY, 2017.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 20, 2019

SHARON CORN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY