THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170311170**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $207,900.00. Affiant Subscribed and sworn to before me, this 25th day of May, 2017. Notary Public My Commission Expires: 7-6-2020

KRISTEN RADCLIFFE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

BILL GARRETT, Davidson County
Trans:T20170046385 DEEDWARR
Recvd: 06/01/17 10:38 2 pgs
Fees:13.00 Taxes:769.23
20170601-0054411

WARRANTY DEED

Address New Owner: Alicia W French 828 Sandworth Cove Antioch TN 37013	Send Tax Bills To: New owner	Tax Information: Tax Parcel ID No. 164-10-0A-269.00-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, **Paul Ankuda, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia W French**, a single woman ("Grantee"), 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 Lot No. 124 on the Plan of Final Plat, Village Five, Summerfield Subdivision of record in Plat at Instrument No. 20051103-0133115, 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 Paul Ankuda and Bhavini Patel-Ankuda, Husband and Wife by Warranty deed from Mary H. Leech, unmarried of record in Instrument No. 20130919-0098830 Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 19, 2013.

Being the same property conveyed to Paul Ankuda by Quitclaim deed from Bhavani Patel-Ankuda of record in Instrument No. 20151002-0100248 Register's Office for Davidson County, Tennessee, dated September 1, 2015 and recorded on October 2, 2015.

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.

Subject to all matters shown on the Plan of record as Instrument Number 20051103-0133115, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484, amended in Book 11669 Page 376 and at Instrument Nos. 20010308-0021946, 20010504-0046260, supplement at 20030527-0071167, amendment at 20030527-0071168 and supplements at Instrument Nos. 20051103-0133359, 20051103-0133360, 20060724-0089079, 20060724-0089080 and 20060724-0089081, 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 of Summerfield Homeowners' Association, Inc. of record in Book 11648 Page 660 and amended at Instrument No. 20010326-0028531, in the aforesaid Register's Office.
By-Laws of Summerfield Homeowners' Association, Inc. of record in Book 11648 Page 662 and amended at Instrument No. 20010504-0046261, in the aforesaid Register's Office.
Conveyance of Common Areas of record as Instrument No. 20010514-0049520, in the aforesaid Register's Office.
Open Space Dedication Agreement of record at Instrument No. 20120312-0021039, in the aforesaid Register's Office.
Easement(s) of record at Instrument Nos. 20000913-0091247, 20000913-0091248 and 20000913-0091249, in the aforesaid Register's Office.
Agreement for Dedication of Easement of record at Instrument No. 19991216-0303934 and 20000809-0079074, in the aforesaid Register's Office.
Grant of Permanent Easement of record at Instrument No. 20000824-0083643, in the aforesaid Register's Office.
Storm Water Detention Agreement of record as Instrument No. 20000113-0004777, in the aforesaid Register's Office.
Easement(s) of record in Book 1141 Page 327, in the aforesaid Register's Office.

This is improved property located at 828 Sandworth Cove Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 25th day of May, 2017.

Paul Ankuda

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul Ankuda, 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 25th day of May, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018