Davidson County	DEEDWARR
Recvd: 06/29/17 15:00	3 pgs
Fees:18.00 Taxes:566.10	
20170629-0065661	

	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $153,000.00 Affiant Subscribed and sworn to before me, this 27th day of June, 2017. Notary Public My commission expires: 8/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jessica Rose Pearsall	**NEW OWNER**	**163160A10900CO**
2002 Ethan Lane		
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,

Sucy Nieves, unmarried

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

Jessica Rose Pearsall, a single 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 Unit No. 229 on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements of record in Plat at Instrument No. 20050609-0066104, Exhibit "A-1", 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 Sucy Nieves, unmarried, by Quitclaim Deed from Juan Segura Sarmiento, unmarried, dated April 3, 2017, of record in Instrument No. 20170612-0058725, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sucy Nieves and Juan Segura Sarmiento, wife and husband, by Warranty Deed from Herschel Bruce Maxwell, married, dated November 16, 2015, of record in Instrument No. 20151125-0119810, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Herschel Bruce Maxwell, married, by Warranty Deed from Courtney Maxwell Kinslow, married, dated March 24, 2014, of record in Instrument No. 20140411-0030378, Register's Office for Davidson County, Tennessee.

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.

All matters as shown on the plat of record in Instrument No. 20080729-0077388, Instrument No. 20050609-0066104, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Instrument No. 20031119-0168785, Instrument No. 20050609-0066104, Instrument No. 20060825-0105504, Instrument No. 20080812-0082993, Instrument No. 20140411-0030378, said Register's Office.

Easements of record in Instrument No. 20031124-0170577, Instrument No. 20120228-0017172, Instrument No. 20080226-0018727, said Register's Office.

Quitclaim Deed conveying common areas of record in Instrument No. 20031120-0169428, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20030910-0132288, said Register's Office.

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 2002 Ethan Lane, 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 27 day of JUNE,2017.

Sucy Nieves

STATE OF TN

COUNTY OF Davidson

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

Witness my hand, at office, this 27 day of June, 2017.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NOTARY PUBLIC

My Commission Expires: 11/18/18

True Copy Certification

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

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY