1217

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #2791467

Return to:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value for this transfer, whichever is greater, is $ 155,000.00

Affiant

Subscribed and sworn to me, this the 30 day of June, 2017.

Notary Public

My commission expires:

Property Address:	Property owner:	Mail tax bills to:	Parcel ID:
2003 Ethan Ln ANTIOCH, TN 37013	Gayla Mitchell 2003 Ethan Ln. Antioch, TN 37013	Sierra Pacific Mtg. 9021 University Blvd. Ellicott City, MD 21043	163-16-0A-098.00-CO

THIS INDENTURE is made effective the 19th day of May, 20 17, by Brandon S. Askew, First Parties, for the purpose of conveying the premises described herein to Gayla Mitchell, a single woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 218, on the Plan of Phase Two, Provincetown, a Horizontal Property Regime with Private Elements, of record in 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 Brandon S. Askew by Warranty deed from Driton Zymeri, an unmarried man of record in Instrument No. 20121015-0094380 Register's Office for Davidson County, Tennessee, dated September 28, 2012 and recorded on October 15, 2012. Being also known as 2003 Ethan Lane Antioch, TN 37013, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080729-0077388, 20031119-0168785, as supplemented in 20050609-0066104, 20060825-0105504 and 20080812-0082993; Development and Easement Agreement and Agreement to Share Costs of record in Instrument No. 20031124-0170577; Quitclaim Deed conveying common areas of record in Instrument No. 20031120-0169428 and 20050803-0091277; Conveyance of Stream Buffers and Drainage Easement to Provincetown Homeowners Association of record in Instrument No. 20080226-0018727; Storm Water Detention Agreement of record in Instrument No. 20030910-0132287, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans: T20170057080 DEEDWARR
Recvd: 07/05/17 10:25 2 pgs
Fees: 13.00 Taxes: 573.50
20170705-0067256

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2017, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

5-19-17

Brandon S. Askew

STATE OF Colorado)
COUNTY OF El Paso)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Brandon S. Askew**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in El Paso County, this the 19 day of May, 20 17

NOTARY PUBLIC

My Commission Expires: 10/8/17

JODI ANN GALLOWAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20044029734
MY COMMISSION EXPIRES OCTOBER 08, 2017

This deed is prepared with information provided by STELTEMEIER & WESTBROOK, PLLC. Preparer makes no representation with regard to the title.