Davidson County DEEDWARR
Recvd: 08/04/17 10:15 2 pgs
Fees:13.00 Taxes:488.40
20170804-0079759

G#29882-2

WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$132,000.00**.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2017.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Haley L. Flickinger	New Owner	**136150B01900CO**
3401 Anderson Road #19		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Kimberly M. Breece, unmarried

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

Haley L. Flickinger, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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.19 on the Plan of A Horizontal Property Regime (Private Element) Phase 1, Smith Springs Townhomes, Revision 1, of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete identification and description of said unit.

BEING the same property conveyed to Kimberly M. Breece, unmarried, by Warranty Deed dated May 25, 2001, from NVR, Inc., T/A Ryan Homes, a Virginia corporation, of record in Instrument No. 20010531-0056129, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 11700, Page 16, as revised in Book 11700, Page 42, Register's Office for Davidson County, Tennessee;

2) Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated Sections 67-5-603, et seq;

3) Declaration of Covenants, Conditions and Restrictions of Smith Springs Townhomes Association, Inc., of record in Book 11666, Page 151, and By-Laws appended thereto, and Supplemental for Phase 2 of record in Instrument No. 20010730-0080392, Register's Office for Davidson County, Tennessee;

4) Charter of Smith Springs Townhomes Association, Inc. of record in Book 11666, Page 149, Register's Office for Davidson County, Tennessee;

5) Codes Letter regarding sewage soil absorption system of record in Book 4925, Page 610, Register's Office for Davidson County, Tennessee;

6) Right of Way Agreement to Gulf Interstate Gas Company of record in Book 2242, Page 137 and Partial Release in Book 5568, Page 323, Register's Office for Davidson County, Tennessee;

7) Conditions set out in the Deed to the USA for J. Perry Priest Dam and Reservoir of record in Book 3839, Page 482, said Register's Office;

8) Storm Water Detention Agreement of record in Book 11540, Page 482, Register's Office for Davidson County, Tennessee;

9) Conveyance of Common Area to Smith Springs Townhomes Homeowners Association, of record in Instrument No. 20000111-0003643, Register's Office for Davidson County, Tennessee;

10) Smith Springs Townhomes Association, Inc. Rules and Regulations of record in Instrument No. 20110816-0063130, Register's Office of Davidson County, Tennessee; and,

11) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **3401 Anderson Road #19, 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 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 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 **31st** day of **July, 2017.**

Kimberly M. Breece

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kimberly M. Breece,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **July, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019