WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/07/17 14:31 3 pgs
Fees:18.00 Taxes:629.00
20170907-0092165

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 03/02/2021

(AFFIX SEAL)

DOLLY T. PEAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip C. Anglim	Philip C. Anglim	149-15-0B-045.00 CO
(NAME)	(NAME)	
1515 Bridgecrest Drive, Unit 316	1515 Bridgecrest Drive, Unit 316	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy Stutler and wife, Robin Stutler, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Philip C. Anglim, an unmarried man, 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:

Being Unit No. 316, on the Revised Plan of Cambridge Forest Townhomes, of record in Plat in Instrument No. 20020710-0083055 (which voided and vacated Instrument No. 20020213-0018958) and re-recorded in Instrument No. 20040224-0020966, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property, together with the appurtenant interest in the common elements of Cambridge Forest Townhomes, a horizontal property regime with private elements, established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030806-0112013, as amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160502-0042419, Instrument No. 20160502-0042421, and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Stutler, a single man, by Warranty Deed from Daniel O. Barham and Sommer D. Barham, husband and wife, dated November 3, 2016 and recorded November 7, 2016 in Instrument No. 20161107-0117490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1515 Bridgecrest Drive, Unit 316, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 7th day of September, 2017.

Timothy Stutler

Robin Stutler

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy Stutler and Robin Stutler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
07-08-19

Notary Public,

JILL BRANYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

True Copy Certification

I, **Dolly T. Peay**, 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.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: **03/18/2019**

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY