Bill Garrett Davidson County
Batch# 23641 DEEDWARR
11/08/2017 11:44:53 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20171108-0115023

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40343

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Erin Q. Sullivan and Margaret L. Sullivan	New Owner	~~149 15 B0~~ 149150B00600C0
(NAME)	(NAME)	
1515 Bridgecrest Drive Unit 210		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172844

For and 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 acknowledged,**I, CHARLES E. JENKINS, A MARRIED MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ERIN Q. SULLIVAN, A SINGLE WOMAN AND MARGARET L. SULLIVAN, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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 210 on the Final Plat, Cambridge Forest Townhomes, Final Subdivision Plat, as shown by plat appearing of record in Instrument No. 20040224-0020966, and as established by Declaration of Covenants, Conditions and Restrictions for Cambridge Forest Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20030806-0112013, amendments of record in Instrument No. 20160412-0034960, in Instrument No. 20160412-0034961 and in Instrument No. 20160502-0042419, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Jenkins by Warranty Deed from Celebration Homes, LLC, dated June 12, 2009 and filed of record in Instrument No. 20090616-0055909, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to Restrictions and By-Laws appearing of record in Instrument No. 20030806-0112013, Instrument No. 20160412-0034960, Instrument No. 20160412-0034961, Instrument No. 20160412-0034962, Instrument No. 20160412-0034963, Instrument No. 20160412-0034964, Instrument No. 20160502-0042419, Instrument No. 20160502-0042420, Instrument No. 20160502-0042421 and Instrument No. 20160502-0042422, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Grant of Easement of record in Instrument No. 20121114-0104688, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1515 Bridgecrest Drive Unit 210, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2017

Charles E. Jenkins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Charles E. Jenkins, the within named bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of October, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4-24-18
COUNTY OF SUMNER