PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

MARTHA A. VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF TROUSDALE
My Comm. Expires 10-25-21

B-WR-17-621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,800.00.

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-25-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deon Tolliver	**Regions Bank dba Regions Mortgage**	
(NAME)	(NAME)	**164-10-A-451.00CO**
621 Summerbreeze Lane	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TSHOMBE DEMBY, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEON TOLLIVER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Village Eleven, Summerfield Subdivision, of record in Instrument No. 20060718-0086557, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tshombe Demby, an unmarried man, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded May 31, 2016 in Instrument No. 20160531-0054193, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Instrument No. 20060718-0086557, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 11588, Page 484, Book 11669, Page 376 and Instrument Nos. 20010308-0021946, 20010504-0046260, 20030527-0071168, 20051103-0133360, 20050317-0029621, 20060724-0089079, 20060724-0089080, 20060724-0089081 and 20060921-0117120, Register's Office for Davidson County, Tennessee.

- By Laws of record in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell Telephone and Telegraph of record in Book 1141, Page 327, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument Nos. 19991216-0303934 and 20000809-0079074, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Nos. 20050329-0033458 and 20000113-0004777, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **621 Summerbreeze Lane, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 53765 **DEEDWARR**
02/01/2018 10:56:57 AM 2 pgs
Fees: $13.00 Taxes: $1,246.16



Warranty Deed

Witness my/our hand(s) this the 31st DAY OF JANUARY, 2018.

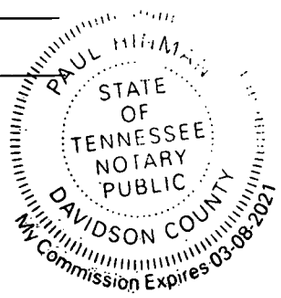
Tshombe Demby

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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2012 21st Avenue South
Nashville, TN 37212