WARRANTY DEED

Bill Garrett Davidson County
Batch# 61602 DEEDWARR
02/22/2018 12:49:44 PM 2 pgs
Fees: $13.00 Taxes: $584.60
20180222-0016992

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February, 2018.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Jenny H. Kebir	SAME	163-02-0C-086.00-CO
(NAME)	(NAME)	
1382 Rural Hill Rd, Unit 112		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Erica Davis, Unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny H. Kebir, Married** 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 No 112 as shown on the Plan of Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by the Master Deed of record as Instrument No 20060404-0038533 and amended in Instrument No 20060419-0045063 and Instrument No 20061115-0141803, Register's Office for Davidson County, Tennessee, together with undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Erica Davis, unmarried by deed from Prudential Relocation Inc, dated 06/01/2011, as Instrument No 20110610-0044456, said Register's Office.

This is property known as 1382 Rural Hill Rd, Unit 112, Antioch TN 37013

This conveyance is subject to: 1) Current year's taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:	property, known as	1382 Rural Hill Rd, Unit 112 Antioch TN 37013				
Improved		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 02/22/18.

Erica Davis

Erica Davis

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Erica Davis with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 02/22/18.

Notary Public

My Commission Expires: 6-30-18

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY