Bill Garrett Davidson County
Batch# 67500 DEEDWARR
03/09/2018 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20180309-0022654

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $: 243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: NOV 0 8 2021 (AFFIX SEAL)

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

W-RR-18-318

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)
Paul W. Urban, Jr.	Churchill Mortgage	
(NAME) **318 Autumn Chase Drive**	(NAME) 761 Old Hickory Blvd Ste 400	**084-04-0A-318.00-CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Brentwood TN 37027	
(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, **ANTHONY A. LAFRENIER AND KELLIE L. LAFRENIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL W. URBAN, JR., A SINGLE MAN,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 318, Autumn Chase Condominiums, A Horizontal Property Regime as shown on the plat of Autumn Chase Condominiums, recorded in Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restriction, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in the Master Deed and By-Laws appended thereto, of record in Book 7718, Page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Anthony A. LaFrenier and Kellie L. LaFrenier, husband and wife by Warranty Deed from Bill Guinn and Susan Guinn, husband and wife of record in Instrument No. 20151105-0112649 Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 05, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page 609, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Autumn Chase Condominium of record in Book 7718, Page 418, Register's Office for Davidson County, Tennessee.
- By-Laws of Autumn Chase Homeowners Association of record in Book 7718, Page 477, as amended in Instrument No. 20050823-0100514 and Instrument No. 20150121-0005716, in the Register's Office for Davidson County, Tennessee.
- Charter of Autumn Chase Homeowners Association of record in Book 7728, Page 111, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **318 Autumn Chase Drive, Nashville, Tennessee 37214**.

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.

Witness my/our hand(s) this the 6th DAY OF MARCH, 2018.

Anthony A. LaFrenier

Kellie L. LaFrenier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY A. LAFRENIER, 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 6th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLIE L. LAFRENIER, 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 6th of March, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

