Bill Garrett Davidson County
Batch# 81247 DEEDWARR
04/16/2018 11:01:25 AM 2 pgs
Fees: $13.00 Taxes: $595.70

20180416-0035450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

W-RA-18-1382-180

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)
Amy B. Sample	American Neighborhood Mtg.	
(NAME)	(NAME)	163-2-C-54.00CO
1382 Rural Hill Road #180	700 East Gate Dr., Ste. 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Mt. Laurel, NJ 08054	
(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, **MARIA V. GUESS, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY B. SAMPLE, SINGLE WOMAN,** 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. 54, Unit No. 180 as described of the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime With Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, in Instrument No. 20061115-0141803 and 20080108-0002295,corrected in Instrument No. 20110609-0044167, Register's Office for said County, to which plan reference is hereby made for a more complete description of said Unit. Description taken from Exhibit "B" of the First Amendment to Master Deed and Bylaws.

Being the same property conveyed to Maria V. Guess, a single person, by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded August 15, 2008 in Instrument No. 20080815-0084089, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Master Deed and By-Laws establishing a Horizontal Property Regime With Private Elements for Autumn Ridge Townhomes, of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee
- Assignment of Declarant's Rights and Developers Rights of record in Instrument Number 20120924-0086420, in the Register's Office for DavidsonCounty, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20050509-0052192, 20050509-0052194 and 20050509-0052195, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Instrument Number 20050414-0041609, in the Register's Office for DavidsonCounty, Tennessee.
- Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, 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: **1382 Rural Hill Road #180, 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.

Witness my/our hand(s) this the 13th DAY OF APRIL, 2018.

Maria V. Guess

Maria V. Guess

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARIA V. GUESS, 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 13th of April, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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