Bill Garrett Davidson County
Batch# 94834 DEEDWARR
05/21/2018 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $517.63
20180521-0048464

WARRANTY DEED

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: ~~May 17, 2021~~ 1/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rhetta D. Sapp	New Owner	164-06-OA-046.00
(NAME)	(NAME)	
4316 Summercrest Boulevard, 516		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I, **Cynthia A. Regas**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rhetta D. Sapp**, hereinafter called the GRANTEE(S), her heirs and/or 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 all of Unit 46, on the Final Plat of Autumn Glen, Section 1, A Condominium Regime, of record in Plat Instrument No. 20020926-0117438, being further established by the Master Deed of record in Instrument No. 200309290143614 and amended in Instrument No. 201012290103591, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
Also, being all of that certain Limited Common Area designated as Garage Unit G 3 on the Final Plat of Autumn Glen, Section 1, a Condominium Regime, filed for record in Instrument No. 20020926-0117438, reference to which is hereby made for a more complete description, and as established and defined by Master Deed of record in Instrument No. 20030929-0143614, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cynthia A. Regas, unmarried by Warranty Deed from John Michael Kemp, unmarried, Rhonda Long, married, Sherry Pirtle, married, Joshua Tyler Kemp, unmarried and John Lucas Kemp, unmarried, dated 06/14/2013 recorded 06/24/2013, of record in Instrument No. 20130624-0064618, in the Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Cynthia Regas, unmarried by Quitclaim Deed from Michael Kemp aka John Michael Kemp, Rhonda Long, married, Sherry Pirtle, married, Joshua Tyler Kemp, unmarried and John Lucas Kemp, unmarried, dated April 26, 2018 recorded on May 8, 2018, of record in Instrument No. 20180508-0043771, Register's Office for Davidson County, Tennessee. The said Julie Carol Kemp died intestate on 03/22/2013, devising subject property to John Michael Kemp, as evidenced in Probate Case No. CH13-CV0267, Chancery Court of Robertson County, Tennessee.

Being part of the same property conveyed to Nancy Carol Martin's three children in equal shares, Julie Carol Kemp, Rhonda Long and Sherry Pirtle by Executor's Quitclaim Deed from Julie Carol Kemp, Executrix for the Estate of Nancy Carol Martin, dated 12/16/2011 recorded 01/30/2012, of record in Instrument No. 20120130-0007990, in the Register's Office for Davidson County, Tennessee. The said Nancy Carol Martin died testate on 01/17/2011, devising subject property to Julie Carol Kemp, Rhonda Long and Sherry Pirtle, as evidenced in File No. 11P-167, Probate Court Clerk's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Nancy C. Martin, a single woman by Warranty Deed from Mainstreet Homes, LLC, dated 01/25/2005 recorded 01/31/2005, of record in Instrument No. 20050131-0011270, in the Register's Office for Davidson County, Tennessee. And Conveyed to Rhonda Long Sherry Pirtle and Julie Carol Kemp as tenants in common by Warranty Deed from MainStreet Homes, LLC, a Tennessee limited liability company, dated 06/25/2012 recorded 06/27/2012, of record in Instrument No. 20120627-0056270, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cynthia A. Regas,unmarried by Quitclaim Deed from John Michael Kemp, unmarried, Rhonda Long, married, Sherry Pirtle, married, Joshua Tyler Kemp, unmarried and John Lucas Kemp, unmarried, dated April 26, 2018 recorded on May 8, 2018, of record in Instrument No. 20180508-0053771, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Instrument No. 20020926-0117438; Covenants, conditions, easements and restrictions of record in Book 11588, Page 484, Amendment to Restrictive Covenants of record in Book 11669,

Page 376, Second Amendment to Restrictive Covenants of record in Instrument No. 20010308-0021946, Third Amendment to Restrictive Covenants of record in Instrument No. 20010504-0046260; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances of record in Instrument No. 20030923-0140664 and Instrument No. 20020823-0102072; Access, Amenities, and Reciprocal Drainage and Detention Facilities Easement and Maintenance Agreement of record in Instrument No. 20161230-0137500; Agreement for Dedication of Easement for Public Utilities including Sidewalks of record in Instrument No. 20020828-0104004; Easement of record in Instrument No. 20021211-0153095; Charter of Summerfield Homeowners' Association, Inc., of record in Book 11648, Page 660; Charter of record in Instrument No. 20010912-0099442; Articles of Amendment to the Charter of record in Instrument No. 20010326-0028531; By-Laws of Summerfield Homeowners' Association, Inc., of record in Book 11648, Page 662, Amendment to ByLaws of record in Instrument No. 20010504-0046261; Amended and Restated Master Deed Autumn Glen Section 1 of record in Instrument No. 20030929-0143614, Amendment to Amended and Restated Master Deed for Autumn Glen of record in Instrument No. 20101229-0103591, Quitclaim Assignment of Developer's Rights of record in Instrument No. 20161229-0136918, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4316 Summercrest Boulevard, 516, Antioch, TN 37013
(House Number) (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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 hand this 17th day of May, 2018.

Cynthia A. Regas

State of Tennessee
County of Wilson

Personally appeared before me Cynthia A. Regas, 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 purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2018.

Notary Public Tracey Trumphour - MJ
My Commission Expires: May 17, 2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Jonathan Medley, 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 Williamson

Personally appeared before me, Emily Betts a notary public for this county and state, Jonathan Medley 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:

Notary' Seal

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 3, 2020