Bill Garrett Davidson County
Batch# 98358 DEEDWARR
05/30/2018 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $604.95
20180530-0051688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/18 (AFFIX SEAL)

O-KW-18-5170

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)
Steve Transou, Jr.	New owner	
(NAME) **5170 Hickory Hollow Pkwy. #941**	(NAME)	**163-05-0A-941.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(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, **KIMBERLY N. WATKINS (F/K/A KIMBERLY N. GRIFFEY), MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVE TRANSOU, JR., AN UNMARRIED 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:

Land in Davidson County, Tennessee, being lot No. 941, on the Plan of Phase VI, Mill Park Commons, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., a amended, Tennessee Code Annotated, as established by Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowner's Association, Inc., annexing Phase IV, (Mill Park Commons), and additional property to be developed in the Future for Mill Park Townhomes, of record in Instrument No. 20051128-0143120, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Lot, as set for in said Supplement to Declaration of Covenants. Reference is hereby made to the plan of Phase IV, Mill Park Commons, as shown on Exhibit "B" to the Supplement to Declaration of Covenants of record in Instrument No. 20051128-0143120, for a more complete identification and description of said Lot.

Being the same property conveyed to Kimberly N. Griffey, a single woman by Warranty deed from Marquis Homes, LLC a Tennessee limited liability company of record in Instrument No. 20060703-0079611 Register's Office for Davidson County, Tennessee, dated June 30, 2006 and recorded on July 3, 2006. The said Kimberly N. Griffey having since married and is now known as Kimberly N. Watkins.

NOTE: AHMAD RASHAD WATKINS JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 538, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10719, Page 425, Book 11167, Page 757, Instrument No. 20031117-0167241, Instrument No. 20050131-0011265, Instrument No. 20051128-0143120 and Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee;
- Charter for HOA of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee;
- Storm Water Detention Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee;
- Assignment of Declarents Rights of record in Instrument Number 20051128-0143119, in the Register's Office for Davidson County, Tennessee;
- Restriction for Parking of record in Instrument Number 20080304-0021743, in the Register's Office for

Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5170 Hickory Hollow Pkwy. #941, 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 25th DAY OF MAY, 2018.

Kimberly N. Watkins

Kimberly N. Watkins

Ahmad Rashad Watkins

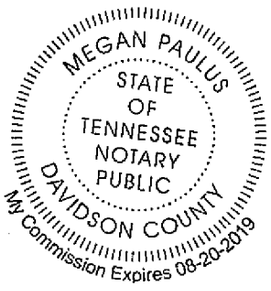
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY N. WATKINS AND AHMAD RASHAD WATKINS, 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 25th of May, 2018.

Megan Paulus

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



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

True Copy Certification

I, MARTHA BROWN, 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, GregoryDVadner, a notary public for this county and state, Martha Brown, 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: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY