WARRANTY DEED

Bill Garrett
Batch# 99872
06/04/2018 01:51:28 PM
Fees: $13.00 Taxes: $795.50

Davidson County
DEEDWARR
2 pgs

20180604-0053067

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

JM-VRES-18-812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Omeka K. Garner	**NEW OWNER**	
(NAME)	(NAME)	**151-9-A-292.00CO**
812 Kettering Close		
(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 consideration, the receipt of which is hereby acknowledged, **KIM JONES-MCEWEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OMEKA K. GARNER, A 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. 292 on the Plan of Long Hunter Chase, Phase 3, Section 2, of record in Instrument No. 20020926-0117442, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kim Jones-McEwen, a married woman, by Quitclaim Deed from Kim Renay Jones n/k/a Kim Jones McEwen, recorded April 24, 2006 in Instrument No. 20060424-0046452 and further being the same property conveyed to Kim Renay Jones, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded December 4, 2003 in Instrument No. 20031204-0174722, Register's Office for Davidson County, Tennessee.

The spouse of the grantor joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to:
- Plan of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions recorded in Book 9430, Page 251, Book 9534, Page 938, Book 9534, Page 942 and Instrument Nos. 20010514-0049630 and 20020930-011856
- Charter of Homeowner's Association of record in Book 9433, Page 953, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of Common Areas of record in Book 9432, Page 792, Book 9649, Page 764 and Instrument No. 20021003-0120427, Register's Office for Davidson County, Tennessee.
- Sewer Easements of record in Instrument Nos. 20000906-0088271 and 20000906-0088272, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No 20001030-0107415, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 1115, Page 302, Book 1101, Page 457, Book 4717, Page 515, Book 8197, Page 288, Book 8358, Pages 91 and 92, Book 9661, Page 919, Book 2338, Page 466, Book 4446, Page 423, Book 4535, Page 351, Book 9988, Page 793, Book 11497, Page 592 and Book 9988, Page 821, 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: **812 Kettering Close, 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 30th DAY OF MAY, 2018.

Kim Jones-McEwen

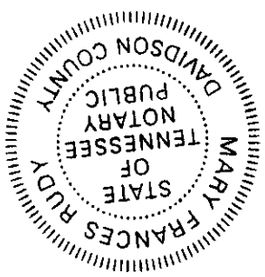
Kenneth McEwen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIM JONES-MCEWEN, 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 30th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

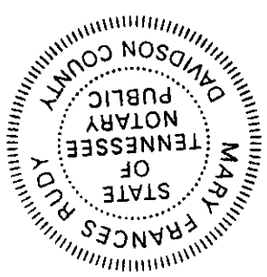


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH MCEWEN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of May, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



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