Bill Garrett Davidson County
Batch# 119842 DEEDWARR
07/24/2018 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $598.66
20180724-0072115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lenore Garrett	Lenore Garrett	163020C07900CO
(NAME)	(NAME)	
1382 Rural Hill Road #126	1382 Rural Hill Rd #126	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-ONE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($161,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
LAUREN M. BLAKELY, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
LENORE GARRETT,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 79, Unit No. 126 as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws.

Being the same property conveyed to Lauren M. Blakely, an unmarried woman, by Warranty Deed from Anthony M. Nowicki, a married man, of record in Instrument No. 20170711-0069632, Register's Office said County, dated June 30th, 2017.

Being the same property conveyed to Lauren M. Blakely, an unmarried woman, by Warranty Deed from Anthony M. Nowicki, a married man, of record in Instrument No. 20170711-0069632, Register's Office said County, dated June 30th, 2017.

This conveyance is subject to Restrictions and By-Laws recorded in Instrument 20060404-0038533, amended in Instrument 20060419-0045063; Instrument 20061115-0141803; Instrument 20080108-0002295; and Instrument 20110609-0044167, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) Easements and Setback Lines as set out in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument 20061115-0141803, Register's Office for said County; (3) Charter for HOA attached to Exhibit C of Master Deed of record in Instrument 20060404-0038533, and amended in Instrument 20060419-0045063, and in Instrument 20061115-0141803; Instrument 20080108-0002294, corrected in Instrument 20110609-0044167, Register's Office for said County; (4) Rules and Regulations of record in Instrument 20160316-0025177; (5) Rights and Easements of adjoining landowners in and to any Party Wall(s) located on parcel; (6) Sanitary Sewer Easement to Metro of record in Instrument 20050509-0052192; Instrument 20050509-0052194; and Instrument 20050509-0052195; (7) Storm Water Detention Agreement of record

in Instrument 20050414-0041609; (8) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 9392, Page 520 in said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill Road #126, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 23rd day of July, 2018.

Lauren M Blakely
Lauren M. Blakely

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren M. Blakely, 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 at Nashville, Tennessee, this 23rd day of July, 2018.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-26-2019