RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 124037 **DEEDWARR**
08/02/2018 11:14:32 AM 2 pgs
Fees: $13.00 Taxes: $593.85



20180802-0075771

BOX 10-A

ADDRESS NEW OWNER:
Jenna Marie Smith Unit 158
1382 Rural Hill Road
Antioch, TN 37013

SEND TAX BILL TO:

SAME

MAP/PARCEL 163-02-0C-063.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Arielle Burdulis and , hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Jenna Smith and , hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63, Unit No. 158 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 Instrument No. 20080108-0002295, 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 Arielle Burdulis by Warranty deed from Amber D. Epperson, unmarried of record in Instrument No. 20160513-0047713 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 13, 2016.

Being also known as 1382 Rural Hill Road Antioch, Tennessee 37013.

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.
Possession to be given 27 day of July, 2018.

WITNESS MY HAND on this the 27 day of July, 2018

Arielle Burdulis

Arielle Burdulis

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Pueblo

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Arielle Burdulis ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27 day of July, 2018.

Julie G. Cook
NOTARY PUBLIC

My Commission Expires: 4/2/2021

JULIA G COOK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134021204
MY COMMISSION EXPIRES APRIL 2, 2021

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Pueblo

The actual value or consideration, whichever is greater, for this transfer is $160,500.00.

Arielle Burdulis aif Jay Seth
AFFIANT

Subscribed and sworn to before me this the 27th day of July, 2018.

Julie G. Cook
NOTARY PUBLIC

My Commission Expires: 4/2/2021

JULIA G COOK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134021204
MY COMMISSION EXPIRES APRIL 2, 2021

File No: 180537