Karen Y Johnson Davidson County
Batch# 147590 DEEDWARR
10/02/2018 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $742.32
20181002-0097499

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,625.00.

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to me on September 28, 2018.

NOTARY PUBLIC

exp: 7/8/19

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31830

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Whitney A.Sanders<br>4316 Summercrest Boulevard,<br>Unit 109<br>Antioch, TN 37013 | SAME ADDRESS AS NEW OWNER | 164-06-0A-002.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Whitney A. Sanders, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2 of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)", of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591 and 20170510-0046473, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Plat of record in Instrument No. 20020926-0117438; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from Benefield & Parks, LLC, a Tennessee limited liability company of record in Instrument No. 20180102-0000417 Register's Office for Davidson County, Tennessee, dated December 29, 2017 and recorded on January 2, 2018.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20020926-0117438, Register's Office of Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Autumn Glen, Section 1, a Condominium Regime, also identified as "Manor Home Area A" and "Manor Home Area A (Building 1)" of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591, and 20170510-0046473, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument Number 20180312-0022931, in the Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11588, Page 484 and Book 11669, Page 376 and Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
6. By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee.
8. Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee.
9. Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee.
10. Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, Register's Office for Davidson County, Tennessee.
11. Access, amenities, and reciprocal drainage and detention facilities easement and maintenance agreement of record in Instrument Number 20161230-0137500, in the Register's Office for Davidson County, Tennessee.
12. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 4316 Summercrest Boulevard, Unit 109, Antioch, TN 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on September 28, 2018.

**REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:**

By: _____
Richard W. Sebastian, Authorized Representative

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on September 28, 2018.

NOTARY PUBLIC

My Commission Expires: _____

MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 08, 2022

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY