Karen Johnson Davidson County
Batch# 192781 DEEDWARR
02/07/2019 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $599.40
20190207-0011710

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

JM-KW-18-1382-305

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)
Courtney Evans	**Legacy Home Loans, LLC**	
(NAME)	(NAME)	**163-02-0C-305.00-CO**
1382 Rural Hill Road Unit 305	**4004 Hillsboro Pike, Ste. 216B**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Nashville, TN 37215**	
(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, **PHILLIP MICHAEL PERSON, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **COURTNEY EVANS, 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 Unit No. 305, as shown on the plan of Autumn Ridge Townhomes Phase 2, filed as Exhibit A, to and established by the Master Deed for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533 and amended in Instruments 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Phillip Michael Person, a single man by Warranty deed from Alliance Development, LLC fka Coleman Lake Partners, LLC of record in Instrument No. 20100804-0061339 Register's Office for Davidson County, Tennessee, dated July 29, 2010 and recorded on August 04, 2010.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years
- Master Deed and By-Laws establishing a Horizontal Property Regime With Private Elements for Autumn Ridge Townhomes, of record in Instrument No. 20060404-0038533, as amended in Instrument No.. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, as corrected in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee
- Temporary Construction Easement to Nashville of record in Book 9340, Page 316 , in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement to Nashville of record in Instrument Number 20040910-0109391, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights and Developers Rights of record in Instrument Number 20120924-0086420, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Instrument Number 20050509-0052192, 20050509-0052194 and 20050509-0052195, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement to Nashville of record in Instrument Number 20050414-0041609 and Instrument No. 20070723-0087024, in the Register's Office for Davidson County, Tennessee.
- Deed and easement to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 9392, Page 520, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20100804-0061339 in the 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: **1382 Rural Hill Road Unit 305, 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 4th DAY OF FEBRUARY, 2019.

PHILLIP MICHAEL PERSON by Marcus Williams AS THE ATTORNEY IN FACT

Phillip Michael Person
by Marcus Williams as his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCUS WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILLIP MICHAEL PERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said PHILLIP MICHAEL PERSON.

Witness my hand and official seal, this the 4th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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

True Copy Certification

I, **Loren Manderson**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY