Karen Johnson Davidson County
Batch# 202030 DEEDWARR
03/05/2019 02:38:30 PM 3 pgs
Fees: $18.00 Taxes: $580.90
20190305-0020072

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25617

LISA A. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00.

Regina Shamelle Stokes Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-9-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina Shamelle Stokes Hall	Amen's Bank	
1410 Pleasant Ridge Road	1800 Parkway place	163160A37600CO
Antioch, TN 37013	Suite #820	
(CITY) (STATE) (ZIP)	Marietta, GA 30067 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Andrew Diemer, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regina Shamelle Stokes Hall,**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 376 on the Final Plat of Phase 3-B, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20080812-0082993, Exhibit "A" to the Supplemental Declarations, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew P. Diemer, an unmarried man by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20100525-0040309 Register's Office for Davidson County, Tennessee, dated May 21, 2010 and recorded on May 25, 2010.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080729-0077401 and Declaration of Covenants, Conditions and Restrictions at Instrument No. 20080812-0082993, in the Register's Office of Davidson County, Tennessee; (3) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 8. 20031119-0168785, 20050609-0066104, 20060825-0105504 and 20080812-0082993 in the said Register's Office; (4) Charter recorded at Instrument No. 20050803-0091277, in the said Register's Office; (5) Quit Claim Deed to Homeowner Association of record in Instrument No. 20031120-0169428, 20050803-0091277, 20080226-0018727, 20080909-0092189 and 20130607-0058174 in the said Register's Office; (6) Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080729-0077401 and Declaration of Covenants, Conditions and Restrictions at Instrument No. 20080812-0082993, in the Register's Office of Davidson County, Tennessee; (7) Declaration of Covenants, Conditions and Restrictions of record in Instrument No.

20031119-0168785, 20050609-0066104, 20060825-0105504 and 20080812-0082993 in the said Register's Office; (8) Charter recorded at Instrument No. 20050803-0091277, in the said Register's Office; (9) Quit Claim Deed to Homeowner Association of record in Instrument No. 20031120-0169428, 20050803-0091277, 20080226-0018727, 20080909-0092189 and 20130607-0058174 in the said Register's Office; (10) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1410 Pleasant Ridge Road, 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 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 my hand this the 1st day of March, 2019.

Andrew P. Diemer

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 **Andrew P. Diemer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2019.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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
20190305002007 2
SUMNER COUNTY