WARRANTY DEED

Karen Johnson Davidson County
Batch# 219168 DEEDWARR
04/17/2019 01:39:27 PM 3 pgs
Fees: $18.00 Taxes: $758.50

20190417-0035330

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Josie Vaye Matthews
Affiant

Subscribed and sworn to me on April 16, 2019.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 10, 2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32382

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Josie Vaye Matthews 4316 Summercrest Boulevard Unit 205 Antioch, TN 37013	First Bank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	164-06-0A-014.00CO

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 Josie Vaye Matthews, 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.14 of Autumn Glen, Section 1, Phase 2, (Manor Homes), a Condominium Regime, 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, of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591, amended and supplemented for Autumn Glen, Section 1, Phase 2 of record in Instrument Number 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 Exhibit "B" of said supplemented Master Deed of record in Instrument No. 20170510-0046473, in said Register's Office; together with a percentage interest in the common elements 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. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. 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, a Condominium Regime of record in Instrument Number 20030929-0143614, as amended in 20101229-0103591, and supplemented and amended for Autumn Glen, Section 1, Phase 2, a Condominium Regime in 20170510-0046473, Register's Office for Davidson County, Tennessee.
3. 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.
4. By Laws of record in Book 11648, Page 662, in the Register's Office for Davidson County, Tennessee.
5. Quitclaim Assignment of Developer's Rights of record in Instrument Number 20161229-0136918, in the Register's Office for Davidson County, Tennessee.
6. Dedication of Easement of record in, Instrument Number 20020828-0104004, Register's Office for Davidson County, Tennessee.
7. Easement of record in, Instrument Number 20021211-0153095, Register's Office for Davidson County, Tennessee.
8. Sanitary Sewer Easement of record in, Instrument Number 20020823-0102072 and Instrument Number 20030923-0140664, Register's Office for Davidson County, Tennessee.
9. 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.
10. Restrictive Covenant for Detached Structure (Unit address 205/Unit 14 only) of record in Instrument Number 20180319-0022941, in the Register's Office for Davidson County, Tennessee.
11. 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 205, 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 April 16, 2019.

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 April 16, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7-5-21

