| WARRANTY DEED | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $213,000.00. |
|---|---|
| Karen Johnson Davidson County<br>Batch# 234791 DEEDWARR<br>05/24/2019 02:53:30 PM 4 pgs<br>Fees: $23.00 Taxes: $788.10<br>20190524-0049601 | Affiant<br>Subscribed and sworn to me on May 23, 2019<br>NOTARY PUBLIC<br>WILLIAM STAMPLEY IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY |

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32520

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Dedric Jones<br>Amber Bibbs<br>4316 Summercrest Boulevard,<br>Unit 204<br>Antioch, TN 37013 | New Owner | 164-06-0A-015.00CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Dedric Jones and Amber Bibbs, as joint tenants with rights survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being all of Unit Nos. 15, Autumn Glen, Section 1, Phase 2, according to Master Deed of record in Instrument 20030929-0143614, as amended in Instrument 20101229-0103591, and Instrument 20170510-0046473 in the Register's Office for Davidson County, Tennessee, as shown on survey and plat of same appearing of record as Exhibit B in Instrument Number 20170510-0046473 said Register's Office, to which plat reference is hereby made for a more accurate and complete description of said Units, together with all limited common elements and common elements for said Units.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty deed from Benefield & Park, 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 02, 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 Grantees.

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 204, 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 GRANTOR does covenant with the said GRANTEES 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 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 on May 23, 2019.

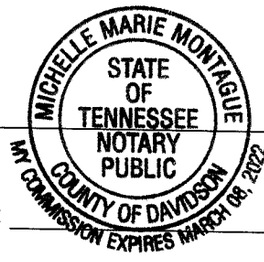
**REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:**

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 May 23, 2019.




_____
NOTARY PUBLIC

My Commission Expires: _____

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

