Karen Johnson Davidson County
Batch# 238761 DEEDWARR
06/04/2019 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $514.30
20190604-0053397

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520518**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $139,000.00 Affiant Subscribed and sworn to before me, this 23rd day of May, 2019. Notary Public My Commission Expires:

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 12-28-2019

WARRANTY DEED

Address New Owner: Jennifer Keigher 568 Thomas Jefferson Circle #568 Madison TN 37115	Send Tax Bills To: Colten Mortgage, LLC 6021 S. Syracuse Way Suite 104 Greenwood Village, CO 80111	Tax Information: Tax Parcel ID No. 034-05-0A-063.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Renita Alesia Lott, an unmarried woman and and Clifton D. Lott Sr and Darlene Simpson-Lott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Keigher**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 63 on the Plan of Monticello Manor, a Planned Unit Development of record in Plat Book 6250, Page 551, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Renita Alesia Lott, an unmarried woman and Clifton D. Lott Sr and Darlene Simpson-Lott, husband and wife by Warranty deed from Martee Monique Bowers, an unmarried woman of record in Instrument No. 20060405-0038709 Register's Office for Davidson County, Tennessee, dated March 31, 2006 and recorded on April 05, 2006.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 551, Plat Book 421, Page 44 and Plat Book 6200, Page 54, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 6643, Page 950, as amended in Book 11259, page 994 and Instrument No. 20050228-0021548, 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.

Charter for Monticello Manor Homeowners Association of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Monticello Manor Homeowner's Association Inc. of record in Book 6716, Page 749 as re-recorded in Book 6717, Page 362, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 3370, Page 148, Book 3370, Page 156 and Book 4530, Page 215, in the Register's Office for Davidson County, Tennessee.

Easement Deed by court order in settlement of Landowner action- Lightnet Lines of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 568 Thomas Jefferson Circle #568 Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of May, 2019.

× _____

Renita Alesia Lott

× _____

Clifton D. Lott Sr

× _____

Darlene Simpson-Lott

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Renita Alesia Lott, and Clifton D. Lott Sr and Darlene Simpson-Lott, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of May, 2019.

_____
Notary Public

My Commission Expires: 01/12/2022

TRISTAN PAUL PARTIDA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2228612
LOS ANGELES COUNTY
My Comm. Exp. January 12, 2022

True Copy Certification

I, Dakotah Harvey, 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.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] 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: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019