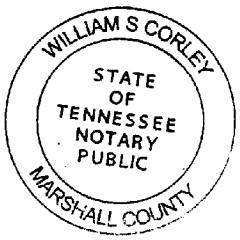
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 217,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 6/29/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela O. Eromobor	Cardinal Financial	164-10-OB-20.00 CO
(NAME)	(NAME)	
4330 Summercest Blvd #1214	3701 Arco Corporate Dr. Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Charlotte NC 28273	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 251233 DEEDWARR
07/02/2019 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $804.75
20190702-0064077

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3 Dog Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela O. Eromobor, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 1214 on the Plan of Summer Glen Townhomes, Phase 1, a Horizontal Property Regime with Private Elements (PUD) as shown on the site plan attached to Exhibit "B" to and established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180116-0004525, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declaration.

Being the same property conveyed to Brian T. Boyd, a married man, by Warranty Deed dated March 15, 2019 from NVR, Inc. a Virginia Corporation T/A Ryan Homes of record in Instrument Number 20190319-0024718, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to 3 Dog Properties, LLC by Quitclaim Deed from Brian T. Boyd, married, dated March 15, 2019 and found of record in Instrument Number 20190319-0024725, Register's Office for Davidson County, Tennessee.

Subject to:

Taxes and assessments for the year 2019 and subsequent years a lien, but not yet due and payable.

All matters shown on the Site Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20180116-0004525, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180116-0004525, Register's Office for Davidson County, Tennessee.

Charter for Summer Glen Townhomes Owner's Association, Inc. of record in Instrument Number 20180116-0004507, Register's Office for Davidson County, Tennessee.

By-Laws for Summer Glen Townhomes Owners Association, Inc. attached as Exhibit "C" to the Declaration of Covenants Conditions and Restrictions of record in Instrument Number 20180116-0004525, Register's Office for Davidson County, Tennessee.

Easements and Agreements of record in Instrument Numbers 20020828-0104004; 20030923-0140664; 20020828-0104004; 20161230-0137500 and 20171122-0119988, Register's Office for Davidson County, Tennessee.

Maintenance obligations with respect to the common areas Summerfield of record in Instrument Number 20010308-0021946, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities Easement and Maintenance Agreement of record in Instrument Number 20170530-0053248, 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.

Any and all zoning regulations, building restrictions and setback lines, if any, and all easements for public utilities.

unimproved ☐

This is improved ☑ property, known as 4330 Summercest Blvd #1214, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 27th day of June, 2019.

3 Dog Properties, LLC

By: Dawn A Boyd
Dawn A. Boyd, Member

By:
Brian T. Boyd, Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dawn A. Boyd and Brian T. Boyd with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of 3 Dog Properties, LLC and that they as such Members executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Members.

WITNESS my hand and seal this 27th day of June, 2019.

Notary Public
My Commission Expires: 11.8.21

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 201906010

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY