Karen Johnson Davidson County
Batch# 262963 DEEDWARR
07/26/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $599.03
20190726-0073960

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RUTH M. FORAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 11-18-2019

W-ER-19-5120

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kiara Beverly	Same	
(NAME)	(NAME)	163-05-0B-180.00
5170 Hickory Hollow Parkway #130		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KRISTOPHER H. FANT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIARA BEVERLY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No. 177, on the Plan of Exhibit "A" MasterDeed Lot Layout(Private Element), Phase V, Mill Park. (formerly Hickory Hollow Townhomes) as shown by plat appearing of recordin instrument Number 20050131-0011265. of the Register's Office of Davidson County. Tennessee. to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Kristopher H. Fant by Warranty Deed from Vanessa C. Shropshire f/k/a Vanessa Cyrese Crockett, a married woman of record in Instrument No. 20160503-0043644 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 03, 2016. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page (s) 538 and 539, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10719, Page (s) 425 and 461, Book 11167, Page 757 supplemented in Instrument No. 20031117-0167241, Instrument No. 20050131-0011265 amended in Instrument No. 20141231-0119109, Register's Office for Davidson County, Tennessee.
- Supplement to the Declaration of Covenants, Conditions and Restrictions and By-Laws for Mill Park Homeowners Association, Inc., Annexing Phase VI (Mill Park Commons) and Additional Property to be Developed in the Future for Mill Park Townhomes of record in Instrument Number 20051128-0143120, in the Register's Office for Davidson County, Tennessee.
- Application for Greenbelt Assessment of record in Instrument Number 20120213-0012667, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Bellsouth Telecommunications, Inc. of record in Book 11378, Page 991, in the Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument Number 20051128-0143119, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners Association Rules and Regulations of record in Instrument Number 20140902-0079467, in the Register's Office for Davidson County, Tennessee.
- Mill Park Homeowners' Association Rules and Regulations of record in Instrument Number 20160223-0017010, in the Register's Office for Davidson County, Tennessee.
- Amendment to By-Laws of record in Book 11167, Page 759, in the Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 10719, Page 419, in the Register's Office for Davidson County, Tennessee.

• Storm Water Detention Agreement of record in Book 10506, Page 278, in the Register's Office for Davidson County, Tennessee.
• Quit Claim to Home Owners' Association for Common Area of record in Book 11221, Page 249 and in Instrument No. 20130723-0076095, in the Register's Office for Davidson County, Tennessee.
• Parking Rules of record in Instrument Number 20080304-0021743, in the Register's Office for Davidson County, Tennessee.
• HOA Architectural Change Request Procedures of record in Instrument Number 20110208-0011084, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **5170 Hickory Hollow Parkway #130, Antioch, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 25th DAY OF JULY, 2019.

Kristopher H. Fant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER H. FANT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

