Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

File Number: 1907414

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 8th day of August, 2019.

Notary Public
My Commission Expires: 12/20/20

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Devin R. Flake and Heather Farr Flake	New Owner	163-02-0B-175.00-CO
760 Pippin Drive		
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sandra M. Semmes, a single woman**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Devin R. Flake and Heather Farr Flake, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit No. 167, Section 2, Berkeley Hall Townhomes as shown on the First Amendment to the Master Deed for Berkeley Hall Townhomes recorded as Instrument No. 20070705-0079992 amending Master Deed of record as Instrument No. 20081127-0146201 together with all rights and appurtenances there to belonging, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra M. Semmes, a single woman by Warranty deed from Grand Developers, LLC of record in Instrument No. 20080929-0098882 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on September 29, 2008.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 760 Pippin Drive, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Karen Johnson Davidson County
Batch# 269428 DEEDWARR
08/09/2019 11:18:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190809-0079516

WITNESS my hand this 8th day of August, 2019.

Sandra M. Semmes

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sandra M. Semmes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 8th day of August, 2019.

TABITHA J. KING STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 4/18/21

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)