Karen Johnson Davidson County
Batch# 286425 DEEDWARR
09/16/2019 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20190916-0093646

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 291,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2019.

Notary Public

My commission expires: 11-3-20

(Notary Stamp)

JESSICA LASCELLE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Autumn Faith Harris	**New Owner**	**181-10-0E-020.00CO**
5131 Ander Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Laura Bridget Avenell, formerly known as Laura Bridget Turner, having since married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Autumn Faith Harris, an unmarried 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 Lot No. 20 on the Plan of Phase Two, Section One, High Point of record in Instrument No. 20140117-0004783, 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 Laura Bridget Turner, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20150407-0030543, dated April 2, 2015, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20140117-0004783, Register's Office for Davidson, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20110603-0042709, amended in Instrument No. 20120119-0005431, Instrument No. 20120912-0082818, Instrument No. 20130820-0087853, Instrument No. 20140808-0071500, Instrument No. 20150622-0059582 and Instrument No. 20170811-0082700, Register's Office for Davidson County, Tennessee.
Charter for HOA of record in Instrument No. 20100113-0003233, amended in Instrument No. 20110603-0042709, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20090309-0020470 Register's Office for Davidson County, Tennessee.
Sewer and Drainage Easement of record in Instrument No. 20090805-0073466, Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090714-0065912, Register's Office for Davidson County, Tennessee.
Sewer and Water Line Easement of record in Instrument No. 20110411-0027742, Register's Office for Davidson County, Tennessee.

Access Easement of record in Instrument No. 20080214-0014939, Register's Office for Davidson County, Tennessee.
Detention/Water Quality Ponds, Bioretention Areas, Water Quality Unit, Storm Drainage Easement of record in Instrument No. 20090309-0020517 and Instrument No. 20090309-0020488, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
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 is improved property known as 5131 Ander Drive, Brentwood, TN 37027.

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 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 hand(s) this 13th day of September, 2019.

Laura Bridget Avenell by [signature] Attorney in Fact
Laura Bridget Avenell, by Russell J. McCann, as Attorney-in-Fact

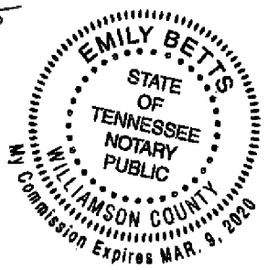
Terry Michael Avenell Jr. by [signature] Attorney in Fact
Terry Michael Avenell, Jr., by Russell J. McCann, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Laura Bridget Avenell and Terry Michael Avenell, Jr., for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Laura Bridget Avenell and Terry Michael Avenell, Jr., and is authorized by Laura Bridget Avenell and Terry Michael Avenell, Jr. to execute this instrument on their behalf.

Witness my hand, at office, this 13th day of September, 2019.

[signature]
Notary Signature
My commission expires:



File #: **19-261**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, Carol M. Holmes, 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.

Carol M Holmes

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, 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: 11/03/2020

