WARRANTY DEED

Karen Johnson Davidson County
Batch# 300998 **DEEDWARR**
10/15/2019 02:21:05 PM 2 pgs
Fees: $13.00 Taxes: $666.00

20191015-0105636

B-TWR-19-212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Megan E. Jones	**LoanDepot.com, LLC**	
(NAME)	(NAME)	
212 Hickory Forge Drive	**26642 Towne Centre Drive**	**163-11-0A-013.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Foothill Ranch, CA 92610**	
(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, **GLORIA A. SPEARS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN E. JONES,** 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 Unit No. 13 on the Plan of Second Revision, Section Two, Bell Forge Village of record in Plat Book 5200, Page 895, 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 Gloria A. Spears, an unmarried woman by Warranty deed from Sheila S. Heath, unmarried of record in Instrument No. 20070716-0084100 Register's Office for Davidson County, Tennessee, dated July 12, 2007 and recorded on July 16, 2007.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 895, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and By-Laws of record in Book 6040, Page 538, Book 6306, Page 644, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, and Instrument No. 20131203-0122910, 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 HOA of record in Book 6887, Page 495, ad Record Book 7491, Page 883, as amended in Record Book 8154, page 962 in the Register's Office for Davidson County, Tennessee.
- Conveyance of common area to HOA of record in Book 6040, Page 534, Book 7224, Page 241, Book 7461, page 565 and Book 7552, page 83, in the Register's Office for Davidson County, Tennessee.
- Sewer Line Easement of record in Book 6859, Page 672, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6531, Page 321, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7224, Page 246, in the Register's Office for Davidson County, Tennessee.
- Deed(s) of Conveyance to Metro Government for Sanitary Sewer and Water Main of record in Book 6956, Pages 103 & 131, in the Register's Office for Davidson County, Tennessee.
- Agreement for Use of Dumpster Facility of record in Book 7224, Page 195, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6040, Page 576 and Book 11348, page 899, 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.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **212 Hickory Forge Drive, 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 11 DAY OF OCTOBER, 2019.

Gloria A. Spears by Kate Nyquist, Attorney In Fact

Gloria A. Spears by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GLORIA A. SPEARS, and who acknowledged he/she/they executed the same as the free act and deed of the said GLORIA A. SPEARS.

Witness my hand and official seal, this the 11th of October, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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