Karen Johnson Davidson County
Batch# 309424 DEEDWARR
11/01/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $804.75
20191101-0112350

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0607-19

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Affiant

HANNAH KEPLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 8-22-2021

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2019

Hannah Kepley
Notary Public
My Commission Expires: 8-22-21

Address of New Owner	Send Tax Bills To:	
Jennifer A Smith 5522 Hamilton Circle Antioch, TN 37013	owner at property address	Map/parcel: 164-04-0B-012.00 CO

WARRANTY DEED

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, I/WE

June Carolyn Leftrick, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Smith, Unmarried woman,

HEREINAFTER CALLED THE GRANTEE(S), her 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. 12 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to June Carolyn Leftrick, an unmarried woman, by Special Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated 2/2/2018 and recorded 2/9/2018 in Instrument No. 20180209-0013220, in the Register's Office of Davidson County, Tennessee. Also subject to the Plan as set out on Exhibit "C" to the

Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20170301-0020039, said Register's Office, and is subject to all matters as set forth therein. Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039, with By-Laws appended thereto as Exhibit "B", as amended in Instrument Nos. 20171117-0118441 and 20171121-0119229, Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easements of record in Book 2336, Page 541, and in Book 4441, Page 754, Register's Office for Davidson County, Tennessee. Right-of-Way Deed granted to Davidson County, Tennessee, of record in Book 2544, Page 448, said Register's Office. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board, as of record in Instrument No. 20160413-0035292, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps, and Appurtenances, of record in Instrument No. 20160802-0079381 and Instrument No. 20180111-0003790, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for the Purpose of Public Street Right-of-Way in Instrument No. 20170420-0038993, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems in Instrument No. 20170714-0070732, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5522 Hamilton Circle 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 GRANTEE(S), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of October, 2019

June Carolyn Leftrick by Beth Sloan, Attorney in Fact

June Carolyn Leftrick, by Beth Sloan, Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 30th day of October 2019, before me, the undersigned Notary Public for the State and County aforesaid, personally appeared **Beth Sloan** , with whom I personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of **June Carolyn Leftrick** and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book _____, Page _____, Register's Office for _____County, Tennessee. 201911010112349

WITNESS MY HAND AND OFFICIAL SEAL, this 30th day of October, 2019

Hannah Kepley

NOTARY PUBLIC

My Commission Expires: 8.22.21

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21