Karen Johnson Davidson County
Batch# 327218 DEEDWARR
12/09/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20191209-0126975

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-7324

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tom Pemberton (NAME)	New Owner (NAME)	163-5-B-127 CO
465 South Douglas Ave., (STREET ADDRESS)	(STREET ADDRESS)	
Rockwood, TN 37854 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kymberlee Roache, an unmarried woman** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TPP Enterprises, LLC,**, 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 Unit 127 on the Plan of Phase III Mill Park (formerly Hickory Hollow Townhomes) of record in Instrument No. 20021015-0126630, Regsiter's Office for said county, to which reference is here made for a more complete description.

Being the same property conveyed to Kymberlee Roache by Deed dated May 10, 2006 from Residential Funding Corporation, recorded June 16, 2006, In Instrument No. 20060616-0071738, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 10719, page 425, Book 11167, page 757, Instrument Nos. 20051128-0143120, 20110208-0011084, 20140717-0063137, 20140902-0079467, 20141231-0119109 & 20160223-0017010, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Book 10719, page 419, Register's Office for Davidson County, Tennessee.
4. Boundary Plat in Book 9700, page 538, page 539, Register's Office for Davidson County, Tennessee.
5. Common area conveyed to HOA in Book 11221, page 249, Register's Office for Davidson County, Tennessee.
6. Parking rules in Instrument No. 20080304-0021743, Register's Office for Davidson County, Tennessee.
7. Bellsouth Telecommunications easement in Book 11378, page 991, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement in Book 10506, page 278, Register's Office for Davidson County, Tennessee.

9. Bylaws in Book 10719, page 464 and Book 11167, page 759, Instrument No. 20161028-0113925, Register's Office for Davidson County, Tennessee.
10. Easement to Comast of Nashville I, LLC in Instrument No. 20170206-0012426, Register's Office for Davidson County, Tennessee.
11. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5170 Hickory Hollow Parkway, #506, 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 and assigns, forever, and we do covenant with 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. Whenever 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 6th day of December, 2019.

x Kymberlee Roache
Kymberlee Roache

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of December, 2019, before me personally appeared Kymberlee Roache, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of December, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

