WARRANTY DEED

File #2020022853

Karen Johnson Davidson County
Batch# 371150 DEEDWARR
03/11/2020 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20200311-0027449

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mwenebatu Jumatan Nyota Asende	U.S. Bank, N.A.	149-15-0A-248.00
(NAME)	(NAME)	
1617 Bridgecrest Drive	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacob A. Klein and Amanda C. Klein, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mwenebatu Jumatan, a married man and Nyota Asende, an unmarried woman as joint tenants with full rights of survivorship,** 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 Number 323 on the Plan of Phase 3, Cambridge Forest, R-15 Residential P.U.D. of record as Instrument Number 20010628-0068483 and amended in Instrument Number 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacob A. Klein and Amanda C. Klein, husband and wife by Warranty Deed from Edgar Lamar Snead Jr and Tamika Gordan Sneed, a married couple of record in Instrument No. 20130613-0060650, Register's Office for Davidson County, Tennessee, dated June 11, 2013 and recorded on June 13, 2013. (Value of consideration shown in aforementioned deed $172,500.00.) Being also known as 1617 Bridgecrest Drive, Antioch, Tennessee 37013.

This conveyance is subject to: Subject to all matters shown on the Plan of record as Instrument No. 20010628-0068483, as amended in Instrument No. 20020503-0054630, Register's Office of Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10332, Page 1, Book 10774, Page 723, Instrument No. 20020221-0022797, Instrument No. 20061208-0152145, Instrument No. 20061025-0132073, Instrument No. 20100224-0014180, Instrument No. 20110919-0072463, and Instrument No. 20130225-0018348, and Supplemental Declaration recorded in Instrument No. 20200211-0015703, 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 of Cambridge Forest Homeowner's Association of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.; By-Laws for Cambridge Forest Homeowner's Association of record in Instrument Number 20020221-0022798, in the Register's Office for Davidson County, Tennessee.; Easement to AT&T of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.; Storm Drainage Easement of record in Book 7632, Page 962, in the Register's Office for Davidson County, Tennessee.; Sanitary Sewer and/or Strom Drainage Easement of record in Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.; Easement for Right of Way of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.; Sewer Easement of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.; Subject to all matters appearing on the boundary survey of Double M. Partners Property, dated August 4, 1998, and revised September 24, 1999, by Anderson -Delk and Associates, Inc.; Easement of record in Book 6881, Page 320, in the Register's Office for Davidson County, Tennessee.; Quitclaim Deed for common area of record in Instrument Number 20110919-0072464, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1617 Bridgecrest Drive, Antioch,TN,37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 28th day of February, 2020.

Jacob A. Klein

Amanda C. Klein

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Jacob A. Klein and Amanda C. Klein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of February, 2020.

Commission expires:

Notary Public

8/22/22

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128

True Copy Certification

I, Christine Hutchinson, 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, Jennifer McEwen, a notary public for this county and state, Christine Hutchinson 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:
Notary' Seal (if on paper)

