RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 405646 DEEDWARR
05/26/2020 11:46:16 AM 2 pgs
Fees: $13.00 Taxes: $584.60

20200526-0053920

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22ND DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shubash Singh and Jelene H. Singh	Shubash Singh and Jelene Singh	Parcel ID: 163 2C 11 CO
(NAME) 310 Conoga Drive	(NAME) 310 Conoga Drive	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amanda C. Center, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shubash Singh and Jelene H. Singh, husband and wife**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 11, Unit No. 121, as described in the Master Deed and Bylaws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument No. 20060419-0045063, and in Instrument No. 20061115-0141803, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said Unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws. The description is the same as the previous Deed of record.

Being the same property conveyed to Amanda C. Center, an unmarried woman, by Warranty Deed from Maya D. Horton, an unmarried individual and Carol Y. Horton, an unmarried individual, a/k/a Carol Yvonne Horton, unmarried, as joint tenants with right of survivorship, of record in Instrument No. 20160628-0065768, in the Register's Office of Davidson County, Tennessee, dated June 24, 2016 and recorded on June 28, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1382 Rural Hill Road, Unit 121, 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. 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 22nd day of May, 2020

Amanda C. Center

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public in and for said Commonwealth and State aforesaid, do certify that **Amanda C. Center,** an unmarried woman, whose name is signed to the writing above, bearing date on the22nd of May, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of **Amanda C. Center.**

Given under my hand this the 22nd day of May, 2020.

Notary Public

My Commission Expires:

(SEAL)