Karen Johnson Davidson County
Batch# 447720 DEEDWARR
07/31/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $665.63
20200731-0084638

WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlton Fripp Jasmine Murray	SYNOVUS BANK	
(NAME) 1382 RURAL HILL RD UNIT 115	(NAME) 800 SHADES CREEK PKWY MS101	163020C00800CO
(ADDRESS) ANTIOCH, TN 37013	(ADDRESS) BIRMINGHAM, AL 35209	
(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, WE, **Sean Rowe and Melissa Rowe, Husband and Wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlton Fripp and Jasmine Murray, Husband and Wife ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 8, Unit 115 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, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Description is taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, 622 West Iris Drive, Nashville, TN 37204

Being the same property conveyed to Sean Rowe and Melissa Rowe by virtue of that certain Warranty Deed dated December 6, 2017, and being of record at Instrument No. 20171211-0126103 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, Subject to all maters shown of record in Plat Book Instrument No. 20060404-0038533 amended in Instrument No. 20060419-0045063, 20061115-0141803 and 20080108-0002295, By-Laws of record in Instrument No. 20200604-0057626, Charter recorded at Instrument No. 20190430-0039843, Rules and Regulations of record in Instrument No. 20160316-0025177, Reservations, conditions, powers, easements, options, covenants, by-laws, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Instrument No. 20060404-0038533, as amended at 20060419-0045063, 20061115-0141803 and 20080108-0002295, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 1382 Rural Hill Rd. Unit 115 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 my hand this 29th day of July, 2020.

Sean Rowe, by Emily Reed Attorney-In-Fact
Sean Rowe, by Emily Reed, Attorney-In-Fact

Melissa Rowe, by Emily Reed Attorney-In-Fact
Melissa Rowe, by Emily Reed, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2020 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Emily Reed with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged herself to be the Attorney-in-fact for Sean Rowe and Melissa Rowe, and that she as such Attorney-in-fact executed the foregoing instrument as the free act and deed of Sean Rowe and Melissa Rowe.

WITNESS my hand and official seal at office this 29th day of July, 2020.

Notary Public
My Commission Expires: 7-5-21

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

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