Karen Johnson Davidson County
Batch# 447816 DEEDWARR
07/31/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20200731-0084779

WARRANTY DEED

CHERYL BUCKINGHAM-MIMMS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: July 5, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-061389

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tawny L. Burgess	BancorpSouth Bank	
(NAME) 4316 Summercrest Blvd., Unit 205	(NAME) 2778 W Jackson Street, Building C, 2nd Floor	164-06-0A-014.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tupelo, MS 38801	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($218,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOSIE VAYE MATTHEWS, UNMARRIED HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TAWNY L. BURGESS, 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: * Single Woman

A certain condominium located in Davidson County, Tennessee, being Unit No.14 of Autumn Glen, Section 1, Phase 2, (Manor Homes), a Condominium Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Autumn Glen, Section 1, a Condominium Regime, of record in Instrument Number 20030929-0143614, as amended of record in 20101229-0103591, amended and supplemented for Autumn Glen, Section 1, Phase 2 of record in Instrument Number 20170510-0046473, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" of said supplemented Master Deed of record in Instrument No. 20170510-0046473, in said Register's Office; together with a percentage

interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Josie Vaye Matthews, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20190417-0035330 Register's Office for Davidson County, Tennessee, dated April 16, 2019 and recorded on April 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 4316 Summercrest Blvd., Unit 205, Antioch, TN 37013
(House No.) (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/our hand(s) this the 30th day of July, 2020

Josie Vaye Matthews by Jacob Sidney Matthews, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 30th day of July, 2020, before me personally appeared Jacob Sidney Matthews to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Josie Vaye Matthews and who acknowledged he executed the same as the free act and deed of the said Josie Vaye Matthews.

Witness my hand and official seal, this the 30th day of July, 2020.

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Lori Patterson, 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: 06/29/2021

