Karen Johnson Davidson County
Batch# 493850 DEEDWARR
10/12/2020 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $590.58
20201012-0118173

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,615.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G20-10400

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Bryan G. Rubio and Betty J. Cassella (NAME)	Mortgage Investors Group (NAME)	136-10-0B-064.00-C
234 Bentley Place (STREET ADDRESS)	8320 East Walker Springs Lane (STREET ADDRESS)	
Tucker, GA 30084 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (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, **Patricia Summa Mecomber and Gregory Mecomber, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan G. Rubio, an unmarried man and Betty J. Cassella, an unmarried woman, tenants in common with right 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 all of Unit No. 31-A on the plan of A Revision of Lots 21-32, 39 & 40 on the Condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as shown by Plat of record in Plat Book 6250, page 49 and as amended in Book 9773, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia Summa, an unmarried woman by Deed dated February 4, 2015 from Roger McClung Patricia McClung n/k/a Patricia Summa, who acquired title as husband and wife, recorded February 24, 2015, in Instrument Number 20150224-0015804, in the Register's Office for Davidson County, Tennessee.

The said Patricia Summa is now married and known as Patricia Mecomber. Gregory Mecomber joings in this conveyance to convey any interest he may have in the property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6250, Page 49, revised in Plat Book 9773, Page 174, Register's Office for Davidson County, Tennessee.

2. Master Deed in Book 5931, Page 645; Book 6145, Page 435; Book 6199, Page 270 and Instrument No. 20090602-0050792, Register's Office for Davidson County, Tennessee.

3. Bylaws in Book 6145, Page 433 and Book 5931, page 645, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 7948, Page 628, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association in Book 9735, Page 744, Register's Office for Davidson County, Tennessee.

6. 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 2020 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 3570 Seneca Forest Dr, Nashville, TN 37217.

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 ____ day of October, 2020.

Patricia Summa Mecomber
Patricia Summa Mecomber

Gregory A McComber
Gregory Mecomber GAM

STATE OF Maryland
COUNTY OF Dorchester

On this 7 day of October, 2020, before me personally appeared Patricia Summa Mecomber and Gregory Mecomber, 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 7 day of October, 2020.

BARRY HURLEY
Notary Public-Maryland
Dorchester County
My Commission Expires
September 16, 2023

Notary Signature
My commission expires: 9/16/23

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)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY