Karen Johnson Davidson County
Batch# 515191 DEEDWARR
11/12/2020 11:02:43 AM 2 pgs
Fees: $13.00 Taxes: $762.20
20201112-0133240

WARRANTY DEED

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Nov., 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

MST 2020-1833 (Seller only)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica L Waters	Hometown Equity Mortgage LLC dba theLender	149-15-0B-085.00-CO
(NAME)	(NAME)	
1515 Bridgecrest Drive #401	25531 Commercentre Dr #250	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lake Forest, CA 92630	
(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, **Carlton Brockwell Slagle and Amy West Slagle, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica L Waters, a single woman,** 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 Unit No. 401, on the Final Plat of Cambridge Forest Townhomes, Final Subdivision Plat, as shown by plat appearing of record in Instrument 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Carlton Brockwell Slagle, an unmarried man by Warranty deed from Jared W. Hunt and wife, Kristina T. Hunt of record in Instrument No. 20120518-0043222 Register's Office for Davidson County, Tennessee, dated May 09, 2012 and recorded on May 18, 2012.

Subject to: Property taxes have been prorated and paid at closing. Subject to all matters shown on the Plan of record as Instrument Number 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, 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, amended in Book 10774, Page 723, Instrument No. 20030806-0112013, and amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961 and Instrument No. 20160502-0042419, Instrument No. 20190314-0023576, Register's Office for Davidson County, Tennessee. Telephone Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee. Right of Way Easement and Agreement for Use and Maintenance of Private Road across Blackman Property of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee. Charter of HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee. Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee. Sewer Easement (20'wide) along Westerly Boundary Line

of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7632, Page 962, Book 10805, Page 497 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee. All Matters Shown on the plan of record in Book 6900, Page 561 and 562, in the Register's Office for Davidson County, Tennessee. and Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20121114-0104688, in the Register's Office for Davidson County, Tennessee. Cambridge Forest Townhomes Homeowners Association, Inc., Holiday Decorations Rule of record in Instrument Number 20160412-0034962, in the Register's Office for Davidson County, Tennessee.

This property, known as 1515 Bridgecrest Drive #401, 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/our hand(s) this 30th DAY OF October, 2020.

Carlton Brockwell Slagle

Amy West Slagle

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Carlton Brockwell Slagle and Amy West Slagle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County