Karen Johnson Davidson County
Batch# 528617 DEEDWARR
12/10/2020 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $739.63
20201210-0144319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-2021
(AFFIX SEAL)

O-BR-20-1515-109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cameron D. Jones	New Owner	
(NAME)	(NAME)	**149-15-0B-027.00-CO**
1515 Bridgecrest Drive #109		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHELLE MCGRUDER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON D. JONES, A MARRIED MAN/WOMAN, AS HIS/HER SOLE AND SEPARATE PROPERTY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 109 on the Plan of Final Plat of Cambridge Forest Townhomes of record in Instrument No. 20020213-0018958 and as amended in Instrument No. 20020710-0083055, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michelle McGruder by Warranty deed from The Craig Company of record in Instrument No. 20080604-0056965 Register's Office for Davidson County, Tennessee, dated May 29, 2008 and recorded on June 04, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- 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, Instrument No. 20160502-0042419 and Instrument No. 20190314-0023576, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 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.
• Cambridge Forest Townhomes Homeowners Association, Inc. Rule Regarding Vehicles of record in Instrument Number 20160412-0034963, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Dumpster Rules of record in Instrument Number 20160412-0034964, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20160502-0042420, in the Register's Office for Davidson County, Tennessee.
• Cambridge Forest Townhomes Homeowners Association, Inc., Leasing Rule of record in Instrument Number 20160502-0042421 and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.
• Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
• Option to Purchase Real Estate of record in Book 10953, Page 640, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1515 Bridgecrest Drive #109, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th DAY OF NOVEMBER, 2020.

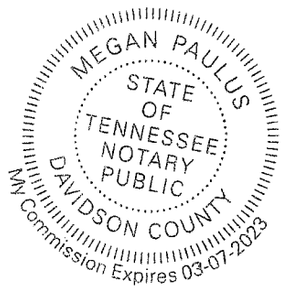
Michelle McGruder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of November, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024