WARRANTY DEED

Karen Johnson Davidson County
Batch# 729026 **DEEDWARR**
10/01/2021 03:12:54 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20211001-0132594

JM-VRES-21-1829

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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)
Shaun Summers	**BancorpSouth Bank**	
(NAME) **1829 Isabelle Ct.**	(NAME) **2778 West Jackson Street Building C 2nd Floor**	**163-16-0C-108.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Tupelo, MS 38801**	
(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, **LAUREN EASLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAUN SUMMERS, UNMARRIED,** 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: FATIMA

Land in Davidson County, Tennessee, being Lot No. 108, on the Plan of Matlock, Phase 1, as shown on plat of record in Instrument No. 20070430-0051281 and, Master Deed of Matlock Townhomes recorded at Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599 and Instrument No 20070705-0080103, in the Register's Office Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lauren Easley by Warranty deed from Justin Day and wife, Bethany Day of record in Instrument No. 201705300053490 Register's Office for Davidson County, Tennessee, dated May 24, 2017 and recorded on May 30, 2017.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record as Instrument Number 20070430-0051281 and revised in Instrument No. 20180328-0028761, Register's Office of Davidson County, Tennessee.
- Master Deed for Matlock Townhomes of record in Instrument Number 20070502-0052533, amended in Instrument Number 20070509-0055599 and Instrument Number 20070705-0080103, Instrument No. 20100122-0005543 and Instrument No. 20100503-0033517, Register's Office for Davidson County, Tennessee.
- By-Laws of Matlock Townhomes shown as Exhibit "C" to the Master Deed of record in Instrument Number 20070502-0052533, in the Register's Office for Davidson County, Tennessee.
- Charter of The Matlock Townhome Owners Association of record in Instrument Number 20070419-0046798, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common open space to Matlock Townhomes Owners Association of record in Instrument Number 20120209-0011829, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20060712-0083452 & 20060503-0050917, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater of record in Instrument Number 20170817-0084468, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1829 Isabelle Ct., 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 29th DAY OF SEPTEMBER, 2021.

Lauren Easley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAUREN EASLEY, 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 29th of September, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/07/2023
DAVIDSON COUNTY

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