35306-8

Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 776526 DEEDWARR
12/20/2021 08:33:22 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20211220-0167531

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$239,999.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2021.

Notary Public

My commission expires: 10-23-2024

(AFFIX SEAL)

SUMNER COUNTY TENNESSEE NOTARY PUBLIC JENNIFER WEST

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gabriel M. Bowers	**First Community Mortgage, Inc.**	**Map 175-02-0-B Parcel 18200co**
1706 Sprucedale Drive	**262 Robert Rose Drive, Ste 200**	
Antioch, TN 37013	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Autumn F. Lawson, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriel M. Bowers, unmarried man

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:

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit;

Being all of Unit No. 2604, on the plan of Old Hickory Commons, Sections Two and Three, according to plat and survey appearing of record in instrument Number 20081117-0113467, and further amended in instrument Number 20130322-0028759 and Instrument No. 20140207-0011094, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Autumn F. Lawson, an unmarried person, by Deed dated January 30, 2017 from Ole South Properties, Inc., a Tennessee corporation, of record in instrument No. 20170207-0012858, Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The plan as shown on Exhibit "D" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20081117-0113467, Instrument No. 20130322-0028759, and Instrument No. 20140207-0011094, said Register's Office. 2) Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, of record in Instrument No. 20070920-0112646, Ins. 20071213-0143334, 20080317-0026338, Instrument No. 20080710-0071087, Supplemental Section 2 and 3 of record in Instrument No. 20081117-0113467, amended in Instrument No. 20101222-0101832, Instrument No. 20130322-0028759, Instrument No. 20140207-0011094, Instrument No. 20170602-0055284, Instrument No, 20190502-0040940 and Instrument No. 20190502-0040941, Register's Office for Davidson County, Tennessee. By-Laws appended thereto. 3) Storm Water Detention Agreement of record in Instrument No. 20060307-0026092, said Register's Office. 4) Fifty-foot Colonial Pipeline Easement of record on Book 3570, Page 11, said Register's Office. 5) A Communications Equipment Easement granted to Tennessee Telephone Company, a Tennessee corporation, d/b/a TDS Telecom, a corporation, of record in Instrument No. 20081121-0114642 and Instrument No. 20080709-0070604, said Register's Office. 6) Grant of Easement between Old Hickory Commons, LLC and Comcast of Nashville, I, LLC, recorded in Instrument No. 20161212-0130102, said Register's Office. 7) All matters as shown on boundary plat of record in Instrument No. 20081016-0104157, said Register's Office. 8) Dedication of Common Areas to Old Hickory Commons Homeowners Association, Inc, of record in Instrument No. 20080402-0032833, said Register's Office. 9) Taxes for the current year prorated and paid by the Grantor, subsequent years not yet due, assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **1706 Sprucedale Drive, Antioch, TN 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 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 **10th** day of **December, 2021.**

Autumn F. Lawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Autumn F. Lawson,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **December, 2021.**

Notary Public

My Commission Expires: 9/2/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON