WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,250.00

Andaleah Freihoefer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2004.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: Aug 8, 2004
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/27/04 15:36 2pgs
Fees:13.00 Taxes:470.83

20040427-0047770

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andaleah Freihoefer	Pulte Mortgage, LLC	Map 87
(NAME) 4232 Chesney Glen Drive	(NAME) 304 2nd Ave North	Group 01-0-A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37209	Parcel 7
(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, James M. Meredith and Wife, Sara L. Meredith , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Andaleah Freihoefer, unmarried Nickolas Silka, unmarried , 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:

Being Lot No. 7 on the Plan of Chesney Glen, Section 1A, as of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Meredith and Wife, Sara L. Meredith by deed from Beazer Homes Corp. D/B/A Phillips Builders of record in Deed Book 10985, page 168, Register's Office for said County.

Subject to Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217, Book 10469, Page 924, Book 10528, Page 73, Book 10640, Page 944 and Book 11317, Page 674, Register's Office of said County.

Subject To By-Laws as shown of record in Book 10278, Page 279, Register's Office for said County.

Subject To Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's Office for said County.

Subject To Storm Water Detention Agreement as shown of record in Book 10357, Page 915, Register's Office for said County.

Subject To Deeds to Homeowner's Association of record in Book 10420, Page 356 and Book 11577, Page 623, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4232 Chesney Glen Drive, Hermitage, TN 37076

(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 26th day of April, 2004.

James M. Meredith

Sara L. Meredith

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James M. Meredith and Wife, Sara L. Meredith the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/26/2004

My Commission Expires: Aug. 8, 2004

Notary Public

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2403538

RETURN TO:
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Mt. Juliet, Tennessee 37122