Davidson County DEEDWARR
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Fees:13.00 Taxes:528.73

20050524-0058552

File No. 250401507

WARRANTY DEED

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-23-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Michelle Miller	First Horizon Home Loans	087-01-O-A-058.00 CO
(NAME)	(NAME)	
4261 Chesney Glen	P. O. Box 7481	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Springfield, OH 45501	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Barry E. Codling and wife, Susan L. Codling,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Michelle Miller, unmarried and Joshua James Vander Velden, unmarried, as tenants in common with expressed rights of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 109, on the Plan of Section 1A, Chesney Glen, as shown by plat appearing of record in Plat Book 9700, Page 288, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Barry E. Codling, and Wife, Susan L. Codling by Warranty Deed dated September 12, 1997 of record in Book 10612, Page 447, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Page 215, Book 10449, Page 217 and in Book 10640, Page 944; Charter of Homeowners' Association of record in Book 10290, Page 256; Quitclaim Deed to Homeowners' Association for Common Area of record in Book 10420, Page 356 and in Book 11577, Page 623; Storm Water Detention Agreement of record in Book 10357, Page 915; all matters shown on the plan of record in Plat Book 9700, Page 288; all in the Register's Office for Rutherford County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 4261 Chesney Glen Dr., 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 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 23rd day of May, 2005.

Barry E. Codling

By: Susan L Codling AIF
Susan L. Codling, Attorney in Fact

Susan L. Codling

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23 day of May, 2005, before me personally appeared Susan L. Codling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that she is the attorney-in-fact of Barry E. Codling, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument 20050524005855 1, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 23rd day of May, 2005.

Commission expires: 7-23-05

Linda V. Jones Notary Public

File Number: 250401507

RETURN TO:
Southern Title Services
4733 Andrew Jackson Pkwy., Suite 1C
Hermitage, TN 37076

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.