File No. 260502087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~. 1-16-08
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/03/06 11:46 2 pgs
Fees:13.00 Taxes:656.75
20060803-0094692

Susan B. Mott
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Franklin Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Michael Davis	David Michael Davis	Map 151-01-A Parcel 158.00
(NAME) 3116 Kennebeck Place	(NAME) 3116 Kennebeck Place	
(ADDRESS) Antioch, TN 37013	(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, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wanda Christine Rader, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Michael Davis, unmarried,** HEREINAFTER CALLED THE GRANTEE, his 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. 158, on the Plan of Chatham Pointe, as shown by plat appearing of record in Plat Book 6900, Page 444-447 (erroneously referred to page 477 in previous deed), 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 Wanda Christine Rader, unmarried by Warranty Deed dated April 26, 2002 of record in Instrument No. 20020501-0053319, Register's Office for Davidson County, Tennessee.

This property subject to: Declaration of Covenants Conditions and Restrictions of Record in book 7358, page 656, Book 7538, page 972, Book 7599, page 812, and in Book 8667, page 381, said Register's Office; By-Laws of Record in Book 8679, page 446, said Register's Office; HOA Charter of Record in Book 7597, page 977, said Register's Office; Quit Claim Deed to Home Owners Association for the Common Area of Record in Book 7683, page 718, said Register's Office; Flowage and Roadway Easement of Record in Book 3891, page 476, said Register's Office; Sewer easement of Record in Book 7748, page 440, Book 7748, page 444, and in Book 7748, page 493, said Register's Office; Subject to any and all matters on plat of Record in Plat Book 6900, pages 444-447; all in the Register's Office for Davidson 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 3116 Kennebeck Place, Antioch, TN 37013
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hands this 31st day of July, 2006.

Wanda Christine Rader

Wanda Christine Rader

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Wanda Christine Rader, 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 at office this 31st day of July, 2006.

Commission expires: June 22, 2009

Linda V Jones

Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 260502087

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122