File No. 280200751

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/07/08 14:12 2 pgs
Fees:13.00 Taxes:597.55
20080307-0023450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

LEEZA OSBORNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008

After Recording, Return to:
Sterling Title Services
2672 N. Mt. Juliet RD. Ste. 200
Mt Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Glenn Astarita	Glenn Astarita	
(NAME) 4261 Chesney Glen Drive	(NAME) 4261 Chesney Glen Dr	MAP/PARCEL 087-01-0-A058.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, Stephanie Michelle Miller-Vander Velden and Joshua James Vander Velden, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Glenn Astarita, an unmarried man**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 109 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 Stephanie Michelle Miller, Unmarried and Joshua James Vander Velden, Unmarried, as tenants in common with expressed rights of survivorhip by Deed dated 5/23/2005 from Barry E. Codling and Wife, Susan L. Codling of record in Instrument No. 20050524-0058552, recorded 5/24/2005, Register's Office for said County.

The said Stephanie Michelle Miller having since married is also known as Stephanie Michelle Miller Vander Velden.

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

Open Space conveyed to Chesney Glen Homeowner's Association as shown of record in Book 11577, Page 623 and Book 10420, Page 356, Register's Office for said County.

PUD Boundary as shown of record in Book 9700, Page 215, Register's Office for said County.

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

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

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 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 GRANTEE(S), HIS 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), 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 29th day of February, 2008.

Stephanie Michelle Miller-Vander Velden

Joshua James Vander Velden

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephanie Michelle Miller-Vander Velden and Joshua James Vander Velden, husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at MT JULIET, Tennessee, this 2/29/2008.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

File Number: 280200751

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