Davidson County DEEDWARR
Recvd: 08/04/08 15:40 2 pg
Fees:13.00 Taxes:832.50

20080804-0080245

File No. 280601093

WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 4/20/2009
(AFFIX SEAL)

SHIRLEY A. BEESLEY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lamars Chancellor	NEW OWNER	174-11-0A-106.00CO
(NAME) 1300 Blairfield Drive	(NAME)	
(ADDRESS) Antioch, TN 37013-3923	(ADDRESS)	
(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, **Angell S. Gleason, a married person,*** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Lamars Chancellor and Rose A. Chancellor, husband and wife**, 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 Lot No. 202, Re-Subdivision of Lots 202, 203 and 204, Cane Ridge Farms Phase One, Section Three, as shown on plat of record in Instrument 20020425-0051150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Angell S. Gleason, a married person by Warranty Deed from Signature Homes Inc., a Tennessee Corporation of record in Instrument 20020814-0098368, Register's Office for Davidson County, Tennessee, dated July 31, 2002.

*Bryan C. Gleason, husband of Angell S. Gleason, joins in this instrument to convey any and all interest he has in said property.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
Taxes for the year 2008, and subsequent years, a lien not yet due and payable.

The Plan of record in Instrument No. 20020425-0051150 and in Instrument No. 20020712-0084136, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Instrument No. 20000905-0087103; Instrument No. 20001204-0119093; Instrument No. 20010815-0088370; Instrument No. 20041102-0131848, Register's Office for Davidson County, Tennessee.

Home Owners Association Charter of record in Instrument No. 20010815-0088360, Register's Office for Davidson County.

Transmission Line Easements of record in Book 4420, Page 36 and in Book 4428, Page 565; Register's Office for Davidson County.

Waterline Easement of record in Book 5078, Page 476, Register's Office for Davidson County.

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 1300 Blairfield Drive, Antioch, TN 37013-3923
(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 hands this 31st day of July, 2008.

Angell S. Gleason

Bryan C. Gleason

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 Angell S. Gleason and Bryan C. Gleason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2008.

Commission expires:

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008

File Number: 280601093

RETURN TO:

Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064