File No. 290800138

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 09/08/09 11:22 3 pgs
Fees:18.00 Taxes:444.00
20090908-0083957

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Chandler	BankTennessee	
(NAME) 2009 Ethan Lane	(NAME) 2915 Forest Hill Irene Road	MPA/PARCEL 163160A10100CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Germantown, TN 38139	
(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, **I, Daniel Herndon, an unmarried man**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony Chandler, a single 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:

Land in Davidson County, Tennessee, being Unit No. 221, as shown on the plan of Phase Two Provincetown, a Horizontal Property Regime with Private Elements, filed as Exhibit A-1, and established by the Declaration of record in Instrument No. 20031119-0168785 and Instrument No. 20050609-0066104, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description of said Unit.

Being the same property conveyed to DANIEL HERNDON, AN UNMARRIED MAN by deed from CENTEX HOMES A NEVADA GENERAL PARTNERSHIP of record in Instrument No. 20061227-0159330 on 12/06/2006 and filed for record on 12/27/2006, Register's Office for DAVIDSON County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20031119-0168785, Instrument No. 20050609-0066104, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7306, Page 109, said Register's Office.

Storm water Detention Agreement Easement of record in Instrument No. 20030910-0132288, said Register's Office.

Development and Easement Agreement of record in Instrument No. 20031124-0170577, said Register's Office.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20050803-0091277 and Instrument No. 20080226-0018727, said Register's Office

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 2009 Ethan Lane, 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(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 31st day of August, 2009.

Daniel Herndon

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 Daniel Herndon, an unmarried man, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 8/31/2009.

My Commission Expires:

6-5-12

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 290800138

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

