File No. 90835

WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20090062802 DEEDWARR
Recvd: 09/14/09 13:59 2 pgs
Fees:13.00 Taxes:565.73



20090914-0085712

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/22/2010

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chekela L. Daughtdrill	Peoples Home Equity	087010A01900CO
(NAME)	(NAME)	
4280 Chesney Glen Drive	213 Ward Cir., Ste. 201	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ann B. Rentuza and husband, Ronald C. Rentuza, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chekela L. Daughtdrill, HEREINAFTER CALLED THE GRANTEES, 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. 26 on the Plan of Chesney Glen, Section 1B, a Planned Unit Development, as of record in Book 9700, Page 289, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Ann B. Rentuza and husband, Ronald C. Rentuza by deed from Aleli B. Batuthan, unmarried, dated November 15, 2002 and recorded on December 30, 2002 in Instrument No. 20021230-0161471, Register's Office, Davidson County, Tennessee. See also deed of record in Book 11261, page 555, said Register's Office.

Declaration of Restrictive Covenants of record in Book 10278, page 279, as amended in Book 10449, page 215, Book 10449, page 217, Book 10469, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, said Register's Office.

Charter of Chesney Glen Homeowners Association, Inc. record in Book 10290, page 256, said Register's Office.

Open space deed of record in Book 10420, page 356 and Book 11577, page 623, said Register's Office.

Subject to a drainage easement of record in Book 11064, page 911, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4280 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

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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 GRANTEES, 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 our hands this 10th day of September, 2009.

Ann B. Rentuza

Ronald C. Rentuza

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann B. Rentuza and husband, Ronald C. Rentuza, the bargainor(s), 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 this 10th day of September, 2009.

Commission expires: 2/12/13

Rebecca Campbell State Of Tennessee Notary Public Sumner County

Notary Public