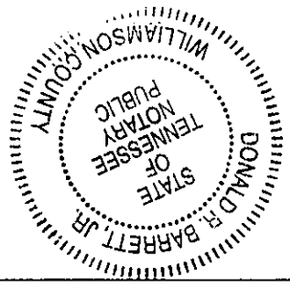
File No. 291000458

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 10/23/13

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090079404 DEEDWARR
Recvd: 11/23/09 10:46 2 pgs
Fees:13.00 Taxes:429.20

20091123-0107351

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Chilson	NEW OWNER	150-07-20
(NAME)	(NAME)	
3260 New Towne Road		
(ADDRESS)	(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Alissa Sue Rosenau and husband, Tim Rosenau**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Chilson, married**, hereinafter called the grantee(s), 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. 104, on the Plan of Section One, Towne Village of the Country, of record in Plat Book 5200, Pages 55 and 56, 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 Alissa Sue Rosenau and husband, Tim Rosenau by deed from Andrew V. Baca And wife, Andrea L. Baca (formerly known as Andrea L. Kimmey) of record in Instrument 200501030000782 on 12/29/2004 and filed for record on 01/03/2005, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 55-56, said Register's Office.

Restrictions of record in Book 5289, Page 687, said Register's Office.

Water Line Easement to Nashville of record in Book 5866, Page 45, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

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 3260 New Towne Road, 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), 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), 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 17th day of November, 2009.

Alissa Sue Rosenau

Alissa Sue Rosenau

Tim Rosenau

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Alissa Sue Rosenau and Tim Rosenau, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 17th day of November, 2009.

Commission expires:

Notary Public

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

File Number: 291000458

RETURN TO: