File No. 210040079

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/12/10 10:10 3 pgs
Fees:18.00 Taxes:577.20
20100512-0036450

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
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
Ann D. McClane-Bunn	~~Ann D. McClane-Bunn~~ Peoples Home Equity Inc.	
(NAME)	(NAME)	
1020 Brookside Woods Blvd.	213 Ward Circle, Suite 200	MAP/PARCEL 075120B-00300
(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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Jeffery L. Chabot and wife, Linda J. Chabot**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Ann D. McClane-Bunn and husband, James C. Bunn**, 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 all of Lot No. 3, on the plan of Phase One & A Portion of Phase Two, Section 1, Brookside Woods, a Planned Unit Development, of record in Plat Book 9700, Page 397 and amended by Surveyor's Certificate of Correction of record in Book 11346, Page 459, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JEFFERY L. CHABOT AND WIFE, LINDA J. CHABOT by deed from DALE A. DEPEW AND DIANE M. DEPEW, HUSBAND AND WIFE of record in Instrument No. 20050418-0042791 on 04/15/2005 and filed for record on 04/18/2005, Register's Office for DAVIDSON County, Tennessee.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 10444, Page 213, as amended in Book 11103, Page 156, and Book 11453, Page 900, said Register's Office.

Easement of record in Book 5609, Page 627, said Register's Office.

Deed of Conveyance Easement of record in Book 11497, Page 577, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10451, Page 506, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Book 11450, Page 112, 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 1020 Brookside Woods Blvd., 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), 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 our hands this 20th day of April, 2010.

Jeffery L. Chabot

Linda J. Chabot

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 Jeffery L. Chabot and wife, Linda J. Chabot, 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 4/20/2010.

My Commission Expires: 9.2.2013

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210040079

RETURN TO:

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

I, Dawn D Chase 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.

Signature

State of IN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).