G-23856-8
Box 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120029177 DEEDWARR
Recvd: 04/23/12 08:57 2 pgs
Fees:13.00 Taxes:452.51
20120423-0034289

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,300.00

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/6/14

(AFFIX SEAL)

DEBORAH A. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Dodd	Sumner Bank & Trust	142150C15700CO
(NAME)	(NAME)	
157 Hicks Road	240 West Broadway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Gallatin, TN 37066	
(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, **George Chipman and Dawn R. Pellerin , Tenants in Common, both unmarried,** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jessica Dodd**, hereinafter called the GRANTEE(S), their heirs and/or 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. 157, of Breckenridge Condominiums, a Horizontal Property Regime, established by the Master Deed of record in Book 6808, Page 45 and amended in Book 7020, Page 848, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to George Chipman and Dawn R. Pellerin, tenants in common by Deed from J. Richard Chambers and Nancy Chambers, Trustees of the Chambers Family Trust under Agreement dated April 21, 2005, dated 10/14/2005 and filed for record on 10/19/2005 in Instrument 200510190125955, Register's Office for Davidson County, Tennessee. Said deed was rerecorded in Instrument 200510260129021.

This conveyance is made subject to the following:

Master Deed and By-Laws filed for record in Book 6808, Page 45, said Register's Office. Said Master Deed was amended of record in Book 7020, Page 848, said Register's Office.
Storm Water Detention Agreement of record in Book 6409, Page 354, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 10160, Page 83, said Register's Office.
Charter of record in Book 6870, Page 628, said Register's Office.
Charter of record in Book 7798, Page 415, said Register's Office.
County of Davidson taxes for the year 2012 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 157 Hicks Road, Nashville, TN 37221
(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/or 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/or 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 16 day of April, 2012.

George Chipman by Pam Simmons attorney in fact
George Chipman

Dawn R. Pellerin by Pam Simmons attorney in fact
Dawn R. Pellerin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pam Simmons, with whom I am personally acquainted and who proved herself to be the attorney in fact of George Chipman and Dawn R. Pellerin and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of April, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027