WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Allie J. Engle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-15297

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cody E. Engle	Cody E. Engle	151.01-0A-014.00 CO
(NAME)	(NAME)	
3753 Waterford Way	3753 Waterford Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013-2557	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130063443 DEEDWARR
Recvd: 07/25/13 11:54 2 pgs
Fees:13.00 Taxes:451.40
20130725-0077035

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, **Clinton Walker and Stacey Walker, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cody E. Engle and Allie J. Engle, as husband and wife**, 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 Lot No. 14 on the plan of Chatham Pointe, of record in Plat Book 6900, Pages 444-447, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mark E. Fletcher, unmarried by Deed from Thi, LLC, dated 08/13/2007 and filed for record on 08/17/2007 in Instrument 200708170098415, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Housing Development Agency by Substitute Trustee's Deed from J. Phillip Jones, dated 08/26/2011 and filed for record on 08/30/2011 in Instrument 201108300066984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Clinton Walker and Stacey Walker, husband and wife by Special Warranty Deed from Tennessee Housing Development Agency, dated 04/20/2012 and filed for record on 04/24/2012 in Instrument 201204240034856, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 6900, Page 444, Plat Book 6900, Page 445, Plat Book 6900, Page 446, and Plat Book 6900, Page 447, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7358, Page 656, as amended of record in Book 7538, Page 792, Book 7599, Page 812, and Book 8667, Page 381, said Register's Office.
By-Laws of record in Book 8679, Page 446, said Register's Office.
Corporate Charter for Chatham Pointe Homeowners Association, Inc. a Tennessee Nonprofit Corporation of record in Book 7597, Page 977, said Register's Office.
County of Davidson taxes for the year 2013 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 3753 Waterford Way, Antioch, TN 37013-2557
(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 23rd day of July, 2013.

Clinton Walker

Stacey Walker

State of Tennessee
County of Williamson

Personally appeared before me Clinton Walker and Stacey Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of July, 2013.

Notary Public
My Commission Expires: 4/23/13

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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