WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/14 11:12 3 pgs
Fees:18.00 Taxes:525.40
20140602-0047121

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Linda Turner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2014.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charmaine M. Harris	Regions Bank dba Regions Mortgage	148080A02000CO
(NAME)	(NAME)	
916 Aldwych Court	2050 Pkwy Office Cir, RCN-6, Mail Code ALBH40602B	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **Chad LeClair and wife, Ivy LeClair**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charmaine M. Harris**,* 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:

*an unmarried woman

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of Quiet Creek, Phase One, as shown on plat of record in Instrument Number 20020628-0078282, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Chad LeClair, a married person by Warranty Deed dated 07/11/2003 from Capitol Homes, Inc. of record in Instrument 200307160099661, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth per Instrument 200206280078282, said Register's Office; (3) Declaration of Covenants, Easements, and Restrictions for Quiet Creek Planned Unit Development of record in Instrument 200301220008972, as amended of record in Instrument 200306240086850, said Register's Office; (4) Agreement of record in Instrument 200301240010183, said Register's Office; (5) By-Laws of record in Instrument 200301240010181, said Register's Office; (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 6213, Page 659, said Register's Office; (7) Charter of record in Instrument 200301140005586, said Register's Office.

***Ivy LeClair joins in this conveyance to convey any marital interest she may have.**

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 916 Aldwych Court, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-20473

File No.: 01288-20473
SMG TN Warranty Deed

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 my hand this 29th day of May, 2014.

Chad LeClair

Ivy LeClair

State of Tennessee
County of Sumner

Personally appeared before me Chad LeClair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained. *and wife, Ivy LeClair

WITNESS my hand and seal this 29th day of May, 2014.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, 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 Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY