BILL GARRETT, Davidson County
Trans:T20140049484 DEEDWARR
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Fees:13.00 Taxes:575.35

20140711-0061033

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-28-2018

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol A. Anderson	Carol A. Anderson	086-10-0-B 109.00CO
(NAME)	(NAME)	
109 Noel Cove Circle	109 Noel Cove Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **Darrell M. Chancellor, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carol A. Anderson, unmarried**, 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:

Located in Davidson County, Tennessee, being Unit No. 109, on the plan of Noel Cove Town Homes, filed as Exhibit to and established by Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030924-0141428, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darrell M. Chancellor, a single person by Warranty Deed dated 01/10/2005 from Hermitage Developers, Inc., a Tennessee corporation of record in Instrument 200501200007372, Register's Office for Davidson County, Tennessee.

Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Instrument 20030924-0141428, said Register's Office.
Easement for Trunk Sewer of record in Book 4419, Page 227, said Register's Office.
Easement of record in Book 11242, Page 728, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200306170083356, said Register's Office.
Charter of Homeowners Association of record in Instrument 200308120115541, said Register's Office.

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 109 Noel Cove Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-21289
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 27th day of June, 2014.

Darrell M Chancellor

Darrell M. Chancellor

State of Tennessee
County of Wilson

Personally appeared before me Darrell M. Chancellor, 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.

WITNESS my hand and seal this 27th day of June, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

