Davidson County DEEDWARR
Recvd: 08/04/14 15:26 2 pgs
Fees:13.00 Taxes:1135.90
20140804-0069848

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53556
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bryan E. Stone Wendy Stone 6415 Charlotte Road Circle Nashville, TN 37209	US Bank Home Mortgage 4801 Frederica Street Owensboro, KY 42301

TAX MAP-PARCEL NUMBERS: 10204010700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$307,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Michael E. Chilando, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Bryan E. Stone and wife, Wendy Stone hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1-A on the Plan of Horton Heights, Section I, of record in Book 2133, Page 28, Register's Office for said County.

Said Lot No. 1-A fronts 113 feet on the southeasterly side of Charlotte Road Circle and extends back 348.6 feet on the northeasterly line and 342 feet on the southwesterly line, to a dead line, measuring 130 feet thereon.

Being the same property conveyed to Michael E. Chilando by Warranty Deed from Albert Ganier, III, dated January 15, 2009, recorded January 20, 2009 in Instrument No. 20090120-0004957, Register's Office for Davidson County, Tennessee.

Sharon L. Chilando, wife of Michael E. Chilando, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133 Page 28, said Register's Office, which Plan shows a 100foot minimum building setback line from Charlotte Pike now known as Charlotte Road Circle and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 20 foot utility anchor easement located on the northerly front corner of said lot.

This is improved property, known as: 6415 Charlotte Road Circle, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of July, 2014.

Michael E. Chilando **Sharon L. Chilando**

State of TENNESSEE
County of DAVIDSON

On this 28th day of July, 2014 , before me the undersigned authority, personally appeared Michael E. Chilando and Sharon L. Chilando , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $307,000.00

Affiant

Sworn and subscribed before me this the 25th day of July, 2014

My Commission Expires: _____ Notary Public

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017