WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: June 4, 2015 (AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-22151

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

MICHELLE LEE PUCKETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason W. Chance	Tennessee Trust Mortgage, Inc	180-04-0-A 068.00CO
(NAME)	(NAME)	
2304 Forest Lake Drive	6398 Highway 41-A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pleasant View, TN 37146	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20140065303 DEEDWARR
Recvd: 09/03/14 11:36 2 pgs
Fees: 13.00 Taxes: 999.00
20140903-0080351

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, **James W. Wright and wife, Janice B. Wright**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jason W. Chance and Jill W. Chance, 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. 79, on the plan of Revision One, Section Three, Highland Creek, as shown on plat of record in Instrument No. 20030716-0099524, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to James W. Wright and wife, Janice B. Wright by Warranty Deed dated 01/28/2008 from H & B Builders, LLC, a Tennessee limited liability company of record in Instrument 20080131001017 9, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Instrument 200307160099524, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as amended of record in Instrument 200004130037474, said Register's Office.
By-Laws of record in Book 11568, Page 301, said Register's Office.
Agreements for Dedication of Easements for Sanitary Sewer and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, said Register's Office.
Stormwater Detention Agreement of record in Book 11338, Page 738, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200310140151693, said Register's Office.
County of Davidson taxes for the year 2014 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 2304 Forest Lake Drive, Nashville, TN 37211
(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 28th day of August, 2014.

James W. Wright

Janice B. Wright

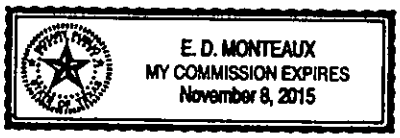
State of Texas
County of Polk

Personally appeared before me James W. Wright and Janice B. Wright, 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 28th day of August, 2014.

E D Monteaux

Notary Public
My Commission Expires: 11-08-2015



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