WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095592 DEEDWARR
Recvd: 12/22/14 11:55 2 pgs
Fees:13.00 Taxes:614.20
20141222-0116851

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 8-14-17
(AFFIX SEAL)

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Piansay and Rechella Piansay Husband and Wife	FirstBank	151010a05900 CO
(NAME)	(NAME)	
3421 Bridgeton Cove	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Sherry R. DeVasher, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy Piansay and Rechella Piansay Husband and Wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 59, Chatham Pointe, as shown on plat of record in Plat Book 6900, Pages 444 through 447, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sherry R. DeVasher, married, by deed of record in Instrument Number 20130116-005399 Register's Office for Davidson County, Tennessee. Said property was never the principle resident of the spouse of Sherry DeVasher.

Subject to all matters as shown on Plan of Chatham Pointe, as shown on plat of record in Plat Book 6900, Pages 444 through 447, in the Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7358, Page 656, Book 7538, Page 792, Book 7599, Page 812, and Book 8667, Page 381, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 8679, Page 446, Register's Office for Davidson County, Tennessee. Easements of record in Book 3891, Page 476, Book 7748, Page 440, Book 7748, Page 444, Book 7748, Page 493, Book 9698, Page 51, and Book 9698, Page 104, Register's Office for Davidson County, Tennessee. Charter to Chatham Pointe HOA of record in Book 7597, Page 977, Register's Office for Davidson County, Tennessee. Deed to Chatham Pointe HOA of record in Book 7683, Page 718, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3421 Bridgeton Cove, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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 16th day of December, 2014.

Sherry R. DeVasher

Sherry R. DeVasher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry R. DeVasher, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 16th day of December, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

RETURN TO:
stewart title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122