WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061114 DEEDWARR
Recvd: 07/27/15 08:47 2 pgs
Fees:13.00 Taxes:677.10
20150727-0073279

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicholas Plummer	Quicken Loans Inc.	041-01-0A-131-00-CO
(NAME)	(NAME)	
5360 Ryan Allen Circle	P.O. Box 6577	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Carol Stream, IL 60197	
(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, **Shane Ryan Chilton and wife, Lindsey Chilton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Plummer**, 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. 128 on the plan of Final Plat of Cobblestone Creek PUD No. 2003P-002G-02 Phase Three, as shown on plat of record in Instrument No. 20081023-0106163, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Shane Ryan Chilton, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 12/02/2010, in Instrument No. 20101206-0096863, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Instrument No. 20081023-0106163, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20041208-0146322, said Register's Office.

Inspection and Maintenance Agreement of record in Instrument No. 20071119-0135018, in the Register's Office

for Davidson County, Tennessee.

Right of Way Easement of record in Book 2493, Page 137, in the Register's Office for Davidson County, Tennessee.

Charter of Cobblestone Creek Homeowner's Association, Inc., of record in Instrument No. 20041208-0146324, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Cobblestone Creek Homeowners Association, Inc., of record in Instrument No. 20110916-0072157, in the Register's Office for Davidson County, Tennessee.

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 5360 Ryan Allen Circle, Whites Creek, TN 37189
(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 23rd day of July, 2015.

Shane Ryan Chilton

Lindsey Chilton

State of Tennessee
County of Williamson

Personally appeared before me Shane Ryan Chilton and Lindsey Chilton, 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 23rd day of July, 2015.

Notary Public
My Commission Expires: 8/22/17

DONALD R. BARNETT JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027