BILL GARRETT, Davidson County
Trans:T20150063613 DEEDWARR
Recvd: 08/03/15 12:59 2 pgs
Fees:13.00 Taxes:610.32
20150803-0076437

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,950.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2015.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryann E. Chandler	**New Owner**	**Map/Parcel: 161-09-0-A-093.00CO**
4848 Bevendean Drive Unit #D-11		
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Leslie Woodall, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryann E. Chandler, an unmarried man

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 Unit No. D-11 as set forth in the Master Deed Establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Leslie Street, an unmarried woman, by Warranty Deed, from Regent Homes, LLC, dated October 23, 2009, of record in Instrument No. 20091026-0098659, Register's Office for Davidson County, Tennessee. Leslie Street, having since married is now known as Leslie Woodall.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Driveway Easements of record in Book 7233, Page 438 and Book 7416, Page 47, Register's Office for DAVIDSON County, Tennessee.
Easement for Sewage Soil Absorption of record in Book 7230, Page 136 and Book 7230, Page 137, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7520, Page 908, and Instrument No. 20071121-0136402 and Instrument No. 20061027-0133575, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20061027-0133549 and Instrument No. 20071121-0136366, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20080117-0005582 and amended in Instrument No. 20080808-0081965 and Instrument No. 20110520-0038914, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Instrument No. 20080117-0005582, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4848 Bevendean Drive Unit #D-11, Nashville, TN 37211.

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 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/our hand(s) this 31st day of July, 2015.

Leslie Woodall

Leslie Woodall

*Terry Woodall, spouse of Leslie Woodall, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Terry Woodall

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Leslie Woodall and husband, Terry Woodall, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2015.

Notary Public

My Commission Expires:_____

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **150363JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027