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

**NEW OWNER:**

Katherine Burns
2009 Chadwell Overlook Drive ,
Madison, TN 37115

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**FILE NO:** 15-0757

Map 051 Group 02-0-A Parcel 019.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150081007 DEEDWARR
Recvd: 09/23/15 12:47 2 pgs
Fees:13.00 Taxes:739.63
20150923-0096708

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# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** (**$199,900.00**) cash in hand paid, the receipt of which is hereby acknowledged, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KATHERINE BURNS*** **an unmarried woman** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

**Land in Davidson County, Tennessee, being Unit No. 19 on the Plan of Chadwell Retreat Townhomes of record in Instrument No. 20080702-0068253, and amended by Instrument No. 20080924-0097122 in Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.**

**BEING the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from James W. Dillard, dated October 22, 2007, and of record in Instrument No. 20071024-0125575, Register's Office for Davidson County, Tennessee.**

**This is IMPROVED property known as 2009 Chadwell Overlook Drive, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **September, 2015**.

CHADWELL RETREAT, LLC

By: Danny Roark

Danny Roark, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Danny Roark**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is a **member** of, **Chadwell Retreat, LLC** the within-named bargainor, and as such authorized officers, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17th day of **September, 2015**.

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

Erika Piland

NOTARY PUBLIC

My commission expires:

**********

The actual consideration or value, whichever is greater, for this transfer is $~~189,900.00~~ $199,900.00

AFFIANT

Sworn to and subscribed to before me this 17th day of **September, 2015**.

Kimie Perry

NOTARY PUBLIC

My commission expires: 5/3/2016

KIMIE PERRY
NOTARY PUBLIC
OF
TENNEESSEE
NOTARY
PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016