RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW150034

BILL GARRETT, Davidson County
Trans:T20160004831 DEEDWARR
Recvd: 01/19/16 14:44 2 pgs
Fees:13.00 Taxes:628.63
20160119-0005298

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2016.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane J. Pletka 2006 Chadwell Overlook Madison, Tn 37115	Same address as new owner	051 02 0A 004.00

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Nine Thousand Nine Hundred and 00/100 Dollars ($169,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DIANE J. PLETKA**, unmarried hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Situated in Davidson County, Tennessee, and being Unit Number 3, Chadwell Retreat Townhomes, as created by Master Deed of record at Instrument #20080702-0068253, and amended at Instrument #20080924-0097122 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company, by QuitClaim Deed dated 10/22/2007, and recorded on 10/24/2007, of record in Instrument # 20071024-0125575, in the Register Deed's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2006 Chadwell Overlook Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Subject to Restrictive Covenants of record in Instrument #200703270036415, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction voilates 42 USC 3604(c).

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 6th day of January, 2016.

Chadwell Retreat, LLC

Danny Roark

BY: Danny Roark, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Danny Roark, whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Chadwell Retreat Inc, and that he being authorized to do so in his capacity as Member, excuted the foregoing instrument for the purpose therein contained by signing on behalf of Chadwell Retreat, LLC.

WITNESS my hand and seal, this the 6th day of January, 2016.

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tabatha Edwards

Notary Public

Tabatha Edwards

Printed Notary Name

My commission expires: 11-5-19