BILL GARRETT, Davidson County
Trans:T20160029665 DEEDWARR
Recvd: 04/12/16 12:38 2 pgs
Fees:13.00 Taxes:702.63
20160412-0035000

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160082

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016. NOTARY PUBLIC My commission expires: 7.30.17

TAHIRA J. PLAZA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

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
Janice M. Burgess and Alex Lee Burgess Sr. 2007 Chadwell Overlook Drive, Madison, TN 37115	Same address as new owner	051 02 0A 020.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($189,900.00), 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, **JANICE M. BURGESS AND ALEX LEE BURGESS SR.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 20 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to Chadwell Retreat LLC, a Tennessee Limited Liability Company, by Quit Claim Deed from James W. Dillard, dated 10/22/2007, recorded 10/24/2007, of record in Instrument No. 20071024-0125575, in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to James W. Dillard, by Warranty Deed from Dillard Holdings LLC, dated 04/11/07, recorded 04/12/07 in Instrument No. 20070412-0044319, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2007 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.

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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 8th day of April, 2016.

Chadwell Retreat LLC, a Tennessee Limited Liability Company

Danny Roark

By: Danny Roark
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of said County and State, Danny Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of CHADWELL RETREAT, LLC, a Tennessee Limited Liability Company, the within named bargainor and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as, Member.

WITNESS my hand and seal, this the 8th day of April, 2016.

Artrinna Minnis

Notary Public

Artrinna Minnis

Printed Notary Name

My commission expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019