WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031876 DEEDWARR
Recvd: 04/19/16 10:52 2 pgs
Fees:13.00 Taxes:1080.40
20160419-0037618

G-VRES-16-7348-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kenneth William Wright, Jr.	**Same as New Owner**	
(NAME)	(NAME)	**181-11-0B-066-00-CO**
7348 Autumn Crossing Way		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8827		
(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 consideration, the receipt of which is hereby acknowledged, **SUSAN CHITTOM AND JAMES BRANDON CHITTOM, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KENNETH WILLIAM WRIGHT, JR., A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 66 on the Plan of The Hills at Concord Place Phase 3 (formerly known as Concord Place II, Phase 2) of record in Plat at Instrument No. 20071120-0136051, and described in Third Supplemental Declaration of Covenants, Conditions and Restrictions recorded at Instrument No. 20071226-0147287, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Chittom and James Brandon Chittom, wife and husband by Warranty deed from David Andrew Bryan, and wife Christin Lillian Chassereau Bryan of record in Instrument No. 20130605-0056821 Register's Office for Davidson County, Tennessee, dated June 3, 2013 and recorded on June 05, 2013.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- All matters shown on the Plan of record in Instrument 20071120-0136051, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829, Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, amended in Instrument 20061228-0160254, Instrument 20071129-0138688, Instrument 20071226-0147287 and Instrument 20080627-0066661, Instrument No. 20080714-0071815, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903 and Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps or Appurtenance in Instrument 20071023-0125249, Register's Office for Davidson County, Tennessee.
- Maintenance Agreement in Instrument 200705090055790, Register's Office for Davidson County, Tennessee.
- Memorandum of Option in Instrument 200704230047758, Register's Office for Davidson County, Tennessee.
- Recognition Agreement in Instrument 200704230047760, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050505-0050660, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 4424, Page 967 and Instrument No. 20050415-0042176, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20130605-0056821 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7348 Autumn Crossing Way , Brentwood, Tennessee 37027-8827**.

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 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 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 the 18th DAY OF APRIL, 2016.

Susan Chittom

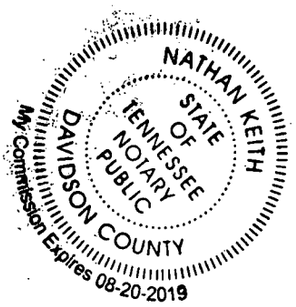
James Brandon Chittom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN CHITTOM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES BRANDON CHITTOM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2016.

Notary Public
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RETURN TO:
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