WARRANTY DEED

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ~~27th~~ 28th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric McLain	Quicken Loans	087-01-0A-001.00-CO
(NAME)	(NAME)	
4200 Chesney Glen Drive	1050 Woodward Ave	Davidson County DEEDWARR Recvd: 04/28/16 10:32 3 pgs Fees:18.00 Taxes:732.60 **20160428-0041422**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226	
(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 considerations, the receipt of which is hereby acknowledged, we, **Emily D. Love, Married and Husband Chris Love**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric McLain and Alyssa Brianna McLain, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 1, on the plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Emily D. Love, married by Warranty Deed from Ian Manning, a married man, dated 11/09/2012, recorded 11/19/2012 of record in Instrument No. 20121119-0106524, in the Register's Office for Davidson County, Tennessee.

The said Chris Love joins in this conveyance to waive any and all rights he has in said property.

All matters shown on the plat of record in Plat Book 9700, Page 288, and the Boundary Plat of record in Book 9700, Page 215, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, Book 10449, Page 217 and Book 10640, Page 944, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee. Deeds to the Homeowners Association of record in Book 10420, Page 356 and Book 11577, Page 623, in the Register's Office for Davidson County, Tennessee. Charter of Chesney Glen Homeowners Association, Inc., of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4200 Chesney Glen Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 27th day of April, 2016.

Emily D. Love

Chris Love

State of Tennessee
County of Wilson

Personally appeared before me Emily D. Love and Chris Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2016.

Notary Public

My Commission Expires: 5.19.17

TANCEY TOWNHOUSE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, AMANDA JOLLIFF, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

