Davidson County	DEEDWARR
Recvd: 05/16/16 13:52	3 pgs
Fees:18.00 Taxes:726.31	
20160516-0048634	

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,300.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/2/17

(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
Jeff Parlato	Same	087-01-0A-029.00CO
(NAME)	(NAME)	
4332 Chesney Glen Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Charles Michael Hutchins and Wife, Susan Carol Hutchins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeff Parlato and Svetlana N. Parlato, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 80 on the Plan of Section 1B, Chesney Glen, of record in Plat Book 9700, Page 289, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Michael Hutchins and wife, Susan Carol Hutchins by Warranty Deed dated 10/29/1998 from Beazer Homes Corp Corp., dba Phillips Builders of record in Book 11182, Page 433, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat at Book 9700, Page 289, said Register's Office. Declaration of Restrictive Covenants of record in Book 10278, Page 279, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office. First Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 10469, Page 924, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office. Second Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 10528, Page 73, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office. Third Supplementary Declaration to Declaration of Restrictive Covenants of record in Book 11317, Page 674, as amended of record in Book 10449, Page 215, as amended of record in Book 10449, Page 217, as amended of record in Book 10640, Page 944, said Register's Office. Charter of record in Book 9922, Page 901, said Register's Office. 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 4332 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), 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), 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 6th day of May, 2016.

Charles Michael Hutchins By: Susan Carol Hutchins, Attorney In Fact — Susan Carol Hutchins

Charles Michael Hutchins by Susan Carol Hutchins — Susan Carol Hutchins

State of Tennessee
County of Wilson

On this 6th day of May, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Susan Carol Hutchins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Charles Michael Hutchins, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20160516-0048633, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Carol Hutchins the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of May, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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

File No.: 01288-31188
SMG TN Warranty Deed

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

