Record & Return to:
THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1774

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristen Kolodka 1924 Shaylin Loop Antioch, TN 37013	PNC Mtg.,a div.of PNC Bank,NA P.O.Box 6534 Carol Stream, IL 60197	173-05-0A-120.00 CO

BILL GARRETT, Davidson County
Trans:T20160054000 DEEDWARR
Recvd: 06/24/16 11:08 2 pgs
Fees:13.00 Taxes:599.40
20160624-0064591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $162,000.00

Kristen Kolodka
Affiant

Subscribed and sworn to before me, this the 21 day of June, 2016.

Notary Public

My Commission Expires: 4-28-19
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Jonathan E. Chilson and Rene Chilson, his wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristen Kolodka,** an unmarried individual hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Unit No. 120 (One Hundred Twenty) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, re-recorded in Instrument Number 20050805-0092480; amended in Instrument Number 20051114-0136938 and further amended in Instrument Number 20071227-0147998, said Register's Office, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jonathan E. Chilson, a single man by Warranty Deed from Jami Toomey n/k.a Jami J. Toomey Warren, married, recorded on the 27th day of May, 2010 in Instrument No. 20100527-0040883, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1924 Shaylin Loop, Antioch, TN 37013.** Renee Chilson joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of **June, 2016.**

GRANTOR(S)

Jonathan E. Chilson

Renee Chilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jonathan E. Chilson and Renee Chilson** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 21 day of **June, 2016.**

Notary Public
My Commission Expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019