Davidson County DEEDWARR
Recvd: 08/03/16 11:41 3 pgs
Fees:18.00 Taxes:971.25
20160803-0080268

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $262,500.00 Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My commission expires: 2-22-20
(Notary Stamp)	

JAIME PERRY NOTARY PUBLIC TENNESSEE My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Terrial C. Knight **Mary C. Knight**	**Wilson Bank & Trust**	**Map/Parcel: 098-06-0-B-125.00**
1138 Chickadee Circle	**POB 768**	
Hermitage, TN 37076	**Lebanon, TN 370880768**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Melissa Carol Jared, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terrial C. Knight and Mary C. Knight, husband and wife

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:

Land in Davidson County, Tennessee, being Unit 128-D-B, on the Plan of Bridgewater, Phase 2, Section "A" Villa Units, Lots 119D thru 135D as shown on the First Amendment to Supplemental Declaration of Covenants, Conditions, and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Annexing Phase 2, Section A, of record in Instrument No. 20071023-0125250 and Supplemental Declaration of Covenants, Conditions, and Restrictions of record in Instrument 20051122-0141076 and as shown on plat of record in Instrument 20061207-0151485, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Melissa Carol Jared, married, by Warranty Deed, from Frank Batson Homes, Inc., dated January 31, 2013, of record in Instrument No. 20130204-0011301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20061207-0151485, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20051024-0128043 and amended in Instrument No. 20051122-0141076, Instrument No. 20061004-0122802 and Instrument No. 20071023-0125250, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 20091110-0103837 and corrected in Instrument No. 20091117-0105711 and Instrument No. 20160212-0013729 Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Instrument No. 20060120-0008000, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for DAVIDSON County, Tennessee.

TVA Easement of record in Book 1291, Page 99, Register's Office for DAVIDSON County, Tennessee.
Charter HOA of record in Instrument No. 20060223-0021110, Register's Office for DAVIDSON County, Tennessee.
Charter Bridgewater Villas Townhomes Corp. of record in Instrument No. 20060223-0021111, Register's Office for DAVIDSON County, Tennessee.
Open Space Maintenance Agreement of record in Instrument No. 20051024-0128043, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument No. 20051024-0128043 and amended in Instrument No. 20051122-0141076, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1138 Chickadee Circle, Hermitage, TN 37076.

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 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. 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 29th day of July, 2016.

Melissa Carol Jared

Melissa Carol Jared

*Stephen H. Jared, spouse of Melissa Carol Jared, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Stephen H. Jared

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CM
Stephen H.

Personally appeared before me, a Notary Public of said County and State, Melissa Carol Jared and ~~Melissa Carol~~ Jared, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25/2017

File #: **160403JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY