BILL GARRETT, Davidson County
Trans:T20160071043 DEEDWARR
Recvd: 08/16/16 11:04 2 pgs
Fees:13.00 Taxes:740.00
20160816-0085294

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO.:
051020A01600CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Michelle L. Hesseltine
2010 Chadwell Overlook Drive
Madison, TN 37115

SEND TAX BILLS TO:
SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **MICHELLE L. HESSELTINE, AN UNMARRIED PERSON**, "Grantee", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 6, Chadwell Retreat Townhomes, and as shown on Exhibit A-2 of the Master Deed Establishing The Chadwell Retreat Townhomes appearing of record in Instrument No. 20080702-0068253, and Amendment to Master Deed appearing of record Instrument No. 20080924-0097122, both of the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee limited liability company, by Quitclaim Deed from James W. Dillard, dated October 22, 2007, appearing of record in Instrument No. 20071024-0125575, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Easements for Water Lines of record in Book 5794, page 97 and in Book 9794, page 99; Master Deed of record in Instrument No. 20080702-0068253, amended in Instrument No. 20080924-0097122; Restrictive Covenants of record in Instrument No. 20070327-0036415; and By-Laws of Chadwell Retreat Townhomes of record in Instrument No. 20080702-0068254; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 2010 Chadwell Overlook Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 12th day of August, 2016.

CHADWELL RETREAT, LLC

BY: _____
DANNY ROARK, Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, personally appeared **DANNY ROARK**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **Chief Manager** of **CHADWELL RETREAT, LLC, a Tennessee Limited Liability Company,** and that he as such **Chief Manager**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as **Chief Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 12th day of August, 2016.

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$200,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12th day of August, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY