Davidson County DEEDWARR
Recvd: 09/08/16 10:18 3 pgs
Fees:18.00 Taxes:444.00
20160908-0094481

WARRANTY DEED

28116

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF SEPTEMBER, 2016.

(Affix Seal) Notary Public

My Commission Expires: 4/11/2020

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kristin D. Webb	NEW OWNER	Map/Parcel
302 Lakebrink Drive		09616 0A 027.00
Nashville, TN 37214		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES L. CHILCUTT, TRUSTEE of the CHARLES L. CHILCUTT REVOCABLE TRUST U/A/D JULY 29, 1998 hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto KRISTIN D. WEBB, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that 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. 18 on the Plan of Section 1, Phase One - "B", Larchwood, Planned Unit Development, of record in Book 6200, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Chilcutt, Trustee of the Charles L. Chilcutt Revocable Trust U/A/D July 29, 1998 by Warranty Deed from Sharon J. Garramone F/K.A Sharon Kennedy and husband, Louis Garramone, dated May 28, 2014, of record in Instrument No. 20040616-0071227, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of taxes for the year 2016 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 096 16 0A 027.00
b. All matters appearing on the Plan of Section 1, Phase One-"B" Larchwood, Planned Unit Development, of record in Book 6200, page 171, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 6299, page 152; Book 6301, page 82; Book 6391, page 449; Book 7434, page 620; Book 7792, page 540; Book 7434, page 620; Book 8032, page 432; and Book 9827, page 12, Register's Office for Davidson County, Tennessee.

d. Deed to Metro for Sewer of record in Book 7681, page 611, Register's Office for Davidson County, Tennessee.
e. Water Main of record in Book 7681, page 617, Register's Office for Davidson County, Tennessee.
f. Sewer Easement of record in Book 4868, page 616 and Book 5569, page 99, Register's Office for Davidson County, Tennessee.
g. PUD Boundary Plat of record in Book 5200, page 541, Register's Office for Davidson County, Tennessee.
h. Charter for Larchwood Homeowners' Association of record in Book 6291, page 440, Register's Office for Davidson County, Tennessee.
i. By-Laws of record in Book 6299, page 166, and re-recorded in Book 6301, page 96; Book 6391, page 449; Book 6873, page 939; and Book 7271, page 342, Register's Office for Davidson County, Tennessee.
j. Conveyance of Open Space of record in Book 6323, page 670, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 302 Lakebrink Drive, Nashville, Tennessee 37214

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 8th day of September, 2016:

Charles L. Chilcutt, Trustee of the Charles L. Chilcutt Revocable Trust, U/A/D July 29, 1998

BY: _____
Charles L. Chilcutt, Trustee

STATE OF Missouri
COUNTY OF Stoddard

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles L. Chilcutt, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the Charles L. Chilcutt Revocable Trust, U/A/D July 29, 1998, the within bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his name as Trustee of the Charles L. Chilcutt Revocable Trust, U/A/D July 29, 1998

Witness my hand, at office, this 7th day of September, 2016:

Debra Pope
Notary Public - Debra Pope

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

DEBRA POPE
My Commission Expires
June 17, 2017
Stoddard County
Commission #13518817

My commission expires: 6-17-2017

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Alice J. Stewart, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 4/11/2022

Alice J. Stewart

