WARRANTY DEED

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,900.00

Liz Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(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
CHRIS, LLC	CHRIS, LLC	150 04 0 059.00
(NAME)	(NAME)	**Davidson County DEEDWARR** **Recvd: 10/11/16 12:33 3 pgs** **Fees:18.00 Taxes:451.03** **20161011-0107403**
4009 Lancashire Drive	4009 Lancashire Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, **Brittney Jarrett and Kyle Jarrett**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **CHRIS, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE(S), its successors and/or 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 Lot No. 34-B, on the plan of Zone Lot Division Lots 32 thru 36, Chelsea of Priest Lake, Section One-A, of record in Plat Book 5200, Page 696, as amended in Plat Book 6250, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brittney Jarrett and Kyle Jarrett by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated June 23, 2016 and recorded September 14, 2016 of record in Instrument Number 20160914-0096630, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 696 as amended in Plat Book 6250, Page 35, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded, as Book 6213, Page 806, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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 3711 Folkstone Drive, Antioch, TN 37013
(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), its successors and/or 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), its successors and/or 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 7th day of October, 2016.

Brittney Jarrett

Kyle Jarrett

State of Tennessee
County of Wilson

Personally appeared before me Brittney Jarrett and Kyle Jarrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of October, 2016.

Notary Public
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

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

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