16-0498

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103631 DEEDWARR
Recvd: 11/23/16 09:45 2 pgs
Fees:13.00 Taxes:601.99
20161123-0123634

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-10-20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2589B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher Ryan Gibbons and Alexis V. Gibbons	Churchill Mortgage Corporation	087-01-0A-066.00-CO
4229 Chesney Glen Drive	761 Old Hickory Blvd. Ste. 400	
Hermitage, TN 37076-4425	Brentwood, TN 37027	

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,

BENJAMIN T. CLARK, A SINGLE MAN AND KELSEY K. NAVILLE, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER RYAN GIBBONS AND ALEXIS V. GIBBONS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 140 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin T. Clark, a single man and Kelsey K. Naville, a single woman by Warranty deed from Jonathan D. Burton, single of record in Instrument No. 20140107-0001671 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on January 07, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 288 and Book 9700, Page 215, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10278, Page 279; Book 10449, page 215; Book 10449, page 217; Book 10469, page 924; Book 10528, page 73; Book 10640, page 944; Book 11317, page 674, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 10357, Page 915, in the Register's Office for Davidson County, Tennessee.

Chesney Glen Homeowners Association, Inc. Charter of record in Book 10290, Page 256, in the Register's Office for Davidson County, Tennessee.

Assessments levied by Homeowners Association, Inc.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 4229 Chesney Glen Drive, Hermitage, TN 37076-4425

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 in 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 hand on the 18th day of November, 2016.

Benjamin T. Clark

Kelsey K. Naville

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BENJAMIN T. CLARK AND KELSEY K. NAVILLE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2589B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027