WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/17 10:00 3 pgs
Fees:18.00 Taxes:510.60
20170227-0019118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $128,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/26/17

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-2970H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Robert Yarger and Lori Yarger		163-11-0E-022.00-CO
2950 Baby Ruth Lane #22		
Antioch, TN 37013		

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,

CHASTITY N. FITTS FKA CHASTITY CARTWRIGHT AND HUSBAND, ANTONIO R. FITTS

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

ROBERT YARGER AND LORI YARGER

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 Unit 22, Timber Trace Townhomes, Second Revision, as shown on plat of record in instrument No. 20020514-0059199, as established under Master Deed of record in Instrument 20001122-0115563 amended at Instrument No. 20010314-0024381 and Second Amendment recorded at Instrument No. 20020517-0060761, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Chastity Cartwright, an unmarried person by Warranty deed from Lenora Cheatham, unmarried of record in Instrument No. 20060613-0070296 Register's Office for Davidson County, Tennessee, dated June 02, 2006 and recorded on June 13, 2006.
Chastity Cartwright, now being known as Chastity N. Fitts.

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 as Instrument Number 20020514-0059199, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20001122

0115563, as amended in Instrument No. 20010314-0024381, Instrument No. 20010329-0030062 and Instrument No. 20020517-0060761, Register's Office for Davidson County, Tennessee.

HOA Charter shown as Exhibit "C" in Instrument No. 20001122-0115563, as amended in Instrument No. 20010329-0030061, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to HOA of record in Instrument No. 20010329-0030063, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is property known as 2950 Baby Ruth Lane #22, Antioch, TN 37013

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 23rd day of February, 2017.

Chastity N. Fitts fka Chastity Cartwright

Antonio R. Fitts

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHASTITY N. FITTS FKA CHASTITY CARTWRIGHT AND ANTONIO R. FITTS, 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 23rd day of February, 2017.

Notary Public

My Commission Expires: 3/22/17

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File #: 17-2970H RECORD & RETURN TO:

COMPASS LAND TITLE, LLC 278 Franklin Road, Ste. 190 Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

