WARRANTY DEED

Return to
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2017.

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2020~~ 8-17-19

(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
Kenneth Stephens	SAME	051-02-0-A 011.00CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2029 Chadwell Overlook Drive		Trans:T20170023393 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 03/20/17 11:36 2 pgs
Madison, TN 37115		Fees:13.00 Taxes:791.80
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20170320-0026844

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, **Chadwell Retreat, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Stephens and Allen Phelps, both unmarried as tenants in common with rights of survivorship** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 11, on the plan of Chadwell Retreat Townhomes, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20080702-0068253, as amended of record in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to James W. Dillard by Warranty Deed dated 04/11/2007 from Dillard Holdings, LLC of record in Instrument No. 20070412-0044319, Register's Office for Davidson County, Tennessee. Said property being a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated 10/22/2007 from James W. Dillard of record in Instrument No. 20071024-0125575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Master Deed recorded in Instrument No. 20080702-0068253, as amended in Instrument No. 20080924-0097122, and Bylaws recorded in Instrument No. 20080702-0068254; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4067, Page 967; Deeds Granting Easements for Water Lines recorded in Book 5794, Page 97 and Book 5794, Page 99; Stormwater Detention Agreement recorded in Instrument No. 20050712-0080680; Inspection and Maintenance Agreement for Private Storm Water Management Facilities recorded in Instrument No. 20070904-0106023; Agreement for Dedication of Easement for Storm Drainage recorded in Instrument No. 20070905-0106266, in the Register's Office of Davidson County, Tennessee.

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 2029 Chadwell Overlook Drive, Madison, TN 37115

(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), their heirs 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), their heirs 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 my hand this 17th day of March, 2017.

CHADWELL RETREAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Danny C. Roark
Chief Manager/Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Danny C. Roark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager/Member of Chadwell Retreat, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager/Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager/Member.

WITNESS my hand and seal this 17th day of March, 2017.

Notary Public Kimie Perry
My Commission Expires: February 22, 2020

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

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