WARRANTY DEED

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Y-VRES-17-7217

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ #1 Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

#1 3/28/17

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th~~ DAY OF MARCH, 2017.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryann E. Chandler and Kristen M. Chandler	First Community Mortgage, Inc.	
(NAME)	(NAME)	
7217 Smokey Hill Road	275 Robert Rose Drive	**182-12-0A-134.00 CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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 consideration, the receipt of which is hereby acknowledged, **ANTHONY S. MCLEOD AND KENDALL L. OMALLEY N/K/A KENDALL L. MCLEOD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYANN E. CHANDLER AND KRISTEN M. CHANDLER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 324 on the Plan of Phase 6, Section 6, Apple Valley of record in Plat at Instrument No. 20070125-0010053 and 20070205-0014781, 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 Anthony S. McLeod and Kendall L. Omalley, as joint tenants by Warranty deed from Ole South Properties, Inc. of record in Instrument No. 20130624-0064431 Register's Office for Davidson County, Tennessee, dated June 18, 2013 and recorded on June 24, 2013. Anthony S. McLeod and Kendall L. Omalley having since gotten married. Kendall L. Omalley is now known as Kendall L. McLeod.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20070125-0010053 and 20070205-0014781, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070205-0014780, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20020724-0088784 and 20091116-0105278, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20020724-0088782, in the Register's Office for Davidson County, Tennessee.
- Easement for Right of Way of record in Book 8443, Page 79, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20020528-0064320, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to Homeowners Association for open space of record in Instrument Number 20080812-0082767, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7217 Smokey Hill Road , Antioch, Tennessee 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 GRANTEE(S), their heirs and 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 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.

BILL GARRETT, Davidson County
Trans:T20170028224 DEEDWARR
Recvd: 04/04/17 10:20 2 pgs
Fees:13.00 Taxes:980.50
20170404-0032698

Witness my/our hand(s) this the 29TH DAY OF MARCH, 2017.

Anthony S. McLeod

Kendall L. Omalley f/k/a Kendall L. McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY S. MCLEOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENDALL L. OMALLEY N/K/A KENDALL L. MCLEOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of March, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064