Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170033584 DEEDWARR
Recvd: 04/21/17 09:02 2 pgs
Fees: 13.00 Taxes: 499.13
20170421-0039087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $134,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3330B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Connor Weston Arant	New Owner	162-01-0-C10-80-0CO
461 Hickory Glade Drive		
Antioch, TN 37013-4021		

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,

JOSEPH BONDI, AN UNMARRIED INDIVIDUAL

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

CONNOR WESTON ARANT, A SINGLE MAN

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 108 on the plan of Phase 2, Hickory Glade, a PUD of record in Plat Book 6250, Page 889, amended in Book 6900, page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Joseph Bondi, an unmarried individual by Warranty deed from Edward L. Miller and Nancy L. Miller, husband and wife of record in Instrument No. 20120620-0054228 Register's Office for Davidson County, Tennessee, dated June 16, 2012 and recorded on June 20, 2012.

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 6250, Pages 888 and 889 as amended in Plat Book 6900, page 41, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 6824, Page 929, re-recorded in Book 6898, page 896, as amended in Book 6824, page 952, re-recorded in Book 6898, page 919, and further amended in Book 6898, page 920, Book 6957, page 473, Book 7959, page 869 and Instrument No. 20031223-0182416, with Appointment of Successor Trustee recorded in Book 11443, page 625 and Instrument No. 20110511-00036274, Register's Office for Davidson County, Tennessee.

Charter of Hickory Glade Homeowners Association of record in Book 6845, Page 780, in the Register's Office for Davidson County, Tennessee.

By-Laws of Hickory Glade Homeowners Association of record in Book 6878, Page 390, amended in Book 10697, page 182, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Homeowners Association of record in Book 6898, Page 921, re-recorded in Book 6899, page 562 and Book 7260, page 72, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 7384, Page 941, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 6796, Page 991, in the Register's Office for Davidson County, Tennessee.

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

This is property known as 461 Hickory Glade Drive, Antioch, TN 37013-4021

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 April, 2017.

Joseph Bondi

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JOSEPH BONDI, 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 April, 2017.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 17-3330B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027