WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/18/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer H Oliver	U.S. Bank	181-10-E-13.00CO
(NAME)	(NAME)	
5117 Ander Drive	7601 Penn Ave. S. Ste. A1	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Richfield MN 55423	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/16/17 14:54 3 pgs
Fees:18.00 Taxes:1073.00
20170516-0048594

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, we, **Chala D. Horne FKA Chala D. Bartley and husband, Ashton Horne**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jennifer H Oliver, a single woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 13 on the Plan of Phase One, Section One, High Point, of record in Plat Instrument No. 201012160100068, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Chala D. Bartley, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 03/09/2012, recorded on 03/14/2012 of record in Instrument No. 20120314-0021998, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record of record in Plat Instrument No. 201012160100068, in the Register's Office for Davidson County, Tennessee
Covenants, conditions, easements and restrictions of record in Instrument No. 20110603-0042709, in the Register's Office for Davidson County, Tennessee.
Easement contained in Special Warranty Deed of record in Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090309-0020470, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Detention/Water Quality ponds, Water Quality Unit of record in Instrument No. 20090309-0020488, of record in Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers, Drainage, Flow and Appurtenances of record in Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
Charter of High Point Homeowners Association, Inc., of record in Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easements for Sanitary Sewers, Water Line and Appurtenances of record in Instrument No. 20110411-0027742, in the Register's Office for 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 5117 Ander Drive, Brentwood, TN 37027
(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), 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), 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 our hands this 16th day of May, 2017.

Chala D. Horne
Chala D. Horne

Ashton Horne
Ashton Horne

State of Tennessee
County of Williamson

Personally appeared before me Chala D. Horne and Ashton Horne, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of May, 2017.

Notary Public
My Commission Expires: 8/21/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027



True Copy Certification

I, **Danielle Marie Crane**, do hereby make oath that I am a licensed attorney and/or 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.

Danielle Marie Crane
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Shelly Lufkin**, a notary public for this county and state, **Danielle Marie Crane**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly Lufkin
Notary's Signature

My Commission Expires: 5/19/20

Notary Seal:

