Bill Garrett Davidson County
Batch# 878 DEEDWARR
09/14/2017 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $798.83
20170914-0094059

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $215,900.00

Affiant

Subscribed and sworn to before me, this 12th day of September 2017

Notary Public

My commission expires: OCT 20 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christena Scales **Briana Claybrooks**	NEW OWNER	**053140A07500CO**
1689 Comanche Run		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES. AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Aaron Darnell Gillespie, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christena Scales, unmarried and Briana Claybrooks, unmarried as Tenants in Common with Right of Survivorship

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 86 on the Final Plat of The Woods of Neely's Bend, Phase 2, of record in Instrument No. 20050707-0078328, 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 Aaron Darnell Gillespie, married, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated April 21, 2006, of record in Instrument No. 20060427-0048302, Register's Office for Davidson County, Tennessee. Rongxiu Cai joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Instrument No. 20050707-0078328, Plat Book 974, page 26, Plat Book 843, page 37, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Bylaws of record in Book 11527, page 304, as amended in Instrument No. 20050318-0029990, said Register's Office.

HOA Charter of record in Book 11527, page 331, said Register's Office.

Bylaws of record in Book 11527, page 336, said Register's Office.

Easements of record in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467, Book 11213, page 470, Book 894, page 320, Book 972, page 465, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (_____) property known as 1689 Comanche Run, Madison, TN 37115.

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, their heirs and assigns forever; and we do covenant with 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/our hand(s) this 8TH day of September, 2017

Aaron Darnell Gillespie

Rongxiu Cai

STATE OF South Carolina

COUNTY OF Dorchester

Personally appeared before me, a Notary Public of said County and State, Aaron Darnell Gillespie and Rongxiu Cai, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8TH day of September, 2017

NOTARY PUBLIC

My Commission Expires: 9-16-2024

BRIAN SMITH NOTARY PUBLIC Exp. September 16, 2024 SOUTH CAROLINA

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kemberly Powell, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-30-21

Notary's Seal (if on paper)

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY