Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

EMILY BETTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Bill Garrett
Batch# 14407
10/17/2017 12:09:40 PM
Fees: $13.00 Taxes: $1,307.95

Davidson County
DEEDWARR
2 pgs

20171017-0106326

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $353,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valerie White	new owner	180 04 0A 091.00
(NAME)	(NAME)	
2045 Sherbrooke Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anne Challis, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Valerie White,** 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. 146 on the Plan of Highland Creek RS10 cluster Lot, Section Three, of record in Instrument 20030716-0099524, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description

Being the same property conveyed to Anne Challis, unmarried by Warranty Deed from Ellen Collins, unmarried, dated August 28, 2014 and recorded September 3, 2014, in Instrument No. 20140903-0080522, in the Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the 2017 taxes have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to the plan of record in Instrument No. 20030716-0099524, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 11568, page 311, amended in Instrument No. 20000413-0037474, said Register's Office.

Subject to By-Laws of record in Book 11568, page 301, said Register's Office.

Subject to Conveyance of Common Areas of record in Instrument No. 20031014-0151693, said Register's Office.

Subject to Stormwater Detention Agreement of record in Book 11338, page 738, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2045 Sherbrooke Lane, Nashville, TN 37211
(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 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 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 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 hands this 12 day of October, 2017.

Anne Challis

Anne Challis

State of Georgia
County of Walton

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

WITNESS my hand and seal this 12 day of October, 2017.

Notary Public
My Commission Expires: 04/12/2021

JENNIFER S WATFORD
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
MY COMMISSION EXPIRES
APRIL 12, 2021

File No.: 20171657