# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 9/10/18

(AFFIX SEAL)

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Katona K. Greer | NEW OWNER | 02202002600 |
| (NAME) | (NAME) | |
| 4009 Chase Point Place | | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Bill Garrett Davidson County
Batch# 29911 DEEDWARR
11/27/2017 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20171127-0120595

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, **Christopher G. Barron and wife, Katelan M. Barron**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Katona K. Greer, a single person**, 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. 46 on the Plan of Section Two, Chase Pointe, of record in Plat Book 9700, Page 301, 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 K. Thomas Sidwell, Trustee by Quitclaim Deed from Christopher Barron, a single person, and Katelan M. Crawford, a single person, and conveyed to Christopher G. Barron and wife, Katelan M. Barron by Quitclaim Deed from K. Thomas Sidwell, Trustee, dated 03/27/2012, recorded 04/04/2012, of record in Instrument No. 20120404-0028601, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Barron, a single person, and Katelan M. Crawford, a single person by Special Warranty Deed from The Bank of New York National Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee Surf-BC4, by Litton Loan Servicing LP, as Attorney in Fact, dated 02/25/2008 recorded 05/28/2008, of record in Instrument No. 20080528-0054359, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters shown on the plat of record in Plat Book 9700, Page 301, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 9948, Page 904, First Amendment of record

in Book 10604, Page 147, in the Register's Office for Davidson County, Tennessee.
Deed of conveyance of record in Book 10693, Page 707, of record in Book 10693, Page 711, 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 4009 Chase Point Place, Joelton, TN 37080
(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 22 day of November, 2017.

Christopher G. Barron

Katelan M. Barron

State of Tennessee
County of Williamson

Personally appeared before me Christopher G. Barron and Katelan M. Barron, 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 22nd day of November, 2017.

Notary Public
My Commission Expires: 8/15/19

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

DONALD R. BARRETT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

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