PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Bill Garrett Davidson County
Batch# 32633 DEEDWARR
12/04/2017 10:50:42 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20171204-0123279

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mary Hill	CMG Mortgage, Inc.	6-36.06
(NAME)	(NAME)	
2453 Baker Road	3160 Crow Canyon Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20173058

For and 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 acknowledged, **I, CHASE CHITTICK, A SINGLE MAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MARY HILL, A SINGLE WOMAN**, 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 Tract No. 13 of the unrecorded subdivision of the Myers property on Bakers Station Road, in the 10th Civil District and described according to a survey by Odo E. Rhodes, as follows:

Beginning at a point in the center of Bakers Station Road at the southwest corner of Tract #14 as conveyed to George L. Fuqua, et ux, by deed of record in Book 3645, page 457, Register's Office for Davidson County, Tennessee; thence with said Tract #14 North 53 deg. 45' E 4604 feet to the L&N Railroad right of way; thence South 28 deg. E. 200 feet to a point; the corner of Tract #12; thence with Tract #12, South 57 deg. 45' W., 424 feet to the center of Bakers Station Road; thence with the center of said road North 34 deg. 15' W., 140 feet to the beginning.

Being the same property conveyed to Chase Chittick, a single man by deed from Amanda Dean, Successor Trustee for The Lovell Baker Trust, dated March 12, 2015, of record in Instrument No. 20150317-0022856, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2453 Baker Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of December, 2017

Chase Chittick

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chase Chittick, the within named bargainor, with whom I am personally acquainted (or proved tc me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of December, 2017.

Notary Public
My Commission Expires: 3/23/21

