WARRANTY DEED

Bill Garrett Davidson County
Batch# 44145 DEEDWARR
01/04/2018 08:29:23 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20180104-0001147

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of Dec., 2017

Notary Public

MY COMMISSION EXPIRES: 5/29/18 (AFFIX SEAL)

W. AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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
Inessa Chernish	First Bank	181-10-OA-048.00
(NAME)	(NAME)	
6869 Scarlet Ridge Drive	318 Seaboard Lane Suite 205	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Jeffrey L. Dale, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Inessa Chernish, an unmarried 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 in Davidson County, Tennessee, being all of Lot No. 209 on the Plan of First Revision, Final Plat, Phase Two, Autumn Oaks Subdivision, of record in Plat Book 11700, Pages 64 and 65, 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 Jeffrey L. Dale by Warranty Deed from Continental Development and Construction, Inc., dated 04/26/2001 recorded 04/27/2001, of record in Instrument No. 20010427-0042654, 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 11700, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20010912-0099443, Amendment to Covenants of record in Instrument No. 20030513-0064238, Amendment to Declaration of record in Instrument No. 20101206-0096935, in the Register's Office for Davidson County, Tennessee.
Easement of record in Book 261, Page 284, Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
Easement contained in Right-of-Way Agreement of record in Book 2245, Page 271, Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
Easement contained in Partial Release of Right of Way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement, Water Mains and Appurtenances of record in Book 7515, Page 298, in the Register's Office for Davidson County, Tennessee.
Easement contained in Storm Water Detention Agreement of record in Book 7760, Page 970, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement, Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 9343, Page 199, in the Register's Office for Davidson County, Tennessee.
Charter (Nonprofit Corporation) of record in Instrument No. 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
Deed Restrictions contained in Warranty Deed of record in Book 6704, Page 397, Book 6704, Page 405, Amendment of Restrictive Covenants contained in Deeds of Record of record in Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.
Boundary Plat of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097305, in the Register's Office for Davidson County, Tennessee.
Resolution by the Autumn Oaks HOA Board of Directors regarding The Autumn Oaks Homeowners Association Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20100414-0028160, 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 6869 Scarlet Ridge 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 my hand this 14 day of Dec., 2017.

Jeffrey L. Dale

State of Florida
County of Pinellas

Personally appeared before me Jeffrey L. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14 day of December, 2017

Notary Public
My Commission Expires: 12/26/2019

MARILYN GREENE DAVIS
MY COMMISSION # FF 935849
EXPIRES: December 26, 2019
Bonded Thru Notary Public Underwriters

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-41354
SMG TN Warranty Deed