WARRANTY DEED

STATE OF TENNESSEE cut
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ~~THIS~~ THE 18th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney J. Bowers	Guaranty Trust Company	051020A01400
(NAME)	(NAME)	
2023 Chadwell Overlook Drive	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 53550 **DEEDWARR**
01/31/2018 03:03:40 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180131-0009966

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, **Chadwell Retreat, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Rodney J. Bowers and Kathleen A. Bowers, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 14, on the plan of Chadwell Retreat Townhomes, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20080702-0068253, as amended of record in Instrument No. 20080924-0097122 and Instrument No. 20170515-0048041, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to James W. Dillard by Warranty Deed dated from Dillard Holdings LLC of record in Instrument 200704120044319, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Chadwell Retreat LLC by Quit Claim Deed dated from James W. Dillard of record in Instrument 200710240125575, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; Master Deed recorded in Instrument No. 20080702-0068253, as amended in Instrument No. 20080924-0097122 and Instrument No. 20170515-0048041, and Bylaws recorded in Instrument No. 20080702-0068254; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 4067, Page 967; Deeds Granting Easements for Water Lines recorded in Book 5794, Page 97 and Book 5794, Page 99; Stormwater Detention Agreement recorded in Instrument No. 20050712-0080680; Inspection and Maintenance Agreement for Private Storm Water Management Facilities recorded in Instrument No. 20070904-0106023; Agreement for Dedication of Easement for Storm Drainage recorded in Instrument No. 20070905-0106266, in the Register's Office of 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 2023 Chadwell Overlook Drive, Madison, TN 37115
(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), their heirs and/or 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), their heirs and/or 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 18th day of January, 2018.

CHADWELL RETREAT, LLC

Danny Roark
Chief Manager/Member

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Danny Roark with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Chief Manager/Member of Chadwell Retreat, LLC, a Tennessee Limited Liability Company and that they as such Chief Manager/Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Chief Manager/Member.

WITNESS my hand and seal this 18th day of January, 2018.

Notary Public
My Commission Expires: 3/19/19



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-41477
SMG TN Warranty Deed