Bill Garrett Davidson County
Batch# 54805. DEEDWARR
02/05/2018 09:30:44 AM 2 pgs
Fees: $13.00 Taxes: $702.63
20180205-0011218

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February, 2018.

Notary Public
MY COMMISSION EXPIRES: 2/29/2020
File No. G18-0748D

WHITNEY LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| | New Owner | |
| Brandy Buggs, Single Woman (NAME) | SPLIT (NAME) | 053-13-0-077.00 |
| 317 Chesterfield Court (STREET ADDRESS) | (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Joshua L. Street,** *~~Unmarried~~ HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandy Buggs, 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:

*and wife, Lailah Street

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of PHASE 1, KIMBOLTON, of record in Book 6900, Page 277, amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 95.67 feet on the easterly margin of Chesterfield Circle and extends back 152.80 feet on the northerly line and 160.36 feet on the southerly line to a dead line in the rear measuring 96.0 feet thereon.

BEING the same property conveyed to Joshua L. Street, unmarried from Secretary of Housing and Urban Development, by Cash Deed for Tennessee dated April 15, 2008, as Instrument No. 20080423-0041405, in the Register's Office for Davidson County, Tennessee. The said Lailah Street joins in this conveyance as to her marital interest in the subject property if any.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 7265, Page 655; Book 7464, Page 969; Book 7470, Page 126; Book 7577, Page 553; Book 7799, page 50; and in Instrument # 200601260009811, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 277, amendment in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.

4. Grant of Anchor Easement as recorded in Book 7237, page 871, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 7483, Page 982 and in Book 7507, page 67, Register's Office for Davidson County, Tennessee.

6. Bylaws of record in Instrument # 200302260025658, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 317 Chesterfield Court, Madison, TN 37115.

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. Whenever 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 hand(s) this 1st day of February, 2018.

Joshua L. Street

February 01, 2018
Date

Lailah Street

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Joshua L. Street, ~~Unmarried,~~ * and wife Lailah Street the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of February, 2018.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**