Bill Garrett Davidson County
Batch# 75447 DEEDWARR
04/02/2018 01:43:36 PM 2 pgs
Fees: $13.00 Taxes: $1,164.67
20180402-0030417

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114782

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $314,775.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kristie Young 3421 TURFWAY LN Antioch, TN 37013-4486	New Owner	Tax Parcel ID No. 1731004A12900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jamie A. Gilliam and Bethany Gilliam, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kristie Young, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 95, on the Plan of Barnes Bend Estates, Phase 2, Section 2, of record in Instrument No. 20120816-0073613, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Quitclaim Deed from Jamie A. Gilliam and Bethany Gilliam, husband and wife, and James Allen Gilliam, a married man to Jamie A. Gilliam and Bethany Gilliam, husband and wife as recorded on the 22nd day of August, 2016 in Instrument No. 20160822-0087815 and Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company to Jamie A. Gilliam and Bethany Gilliam, husband and wife, and James Allen Gilliam, a married man as recorded on the 12th day of April, 2013 in Instrument No. 20130412-0036238, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES BEND ESTATES, PHASE 2, SECTION 2, as recorded in Instrument No. 20120816-0073613.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20050524-0058309.

Easement for right of way, recorded in Book 5215, Page 482.

Easement for ingress and egress, recorded in Book 5385, Page 986.

Easement Agreement as set forth in instrument recorded in Book 6515, Page 495.

Agreement for Dedication of Easement as set forth in instrument recorded in Instrument Nos. 20010918-0100850, 20020201-0014182 and 20040413-0041473. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20050524-0058216.

Quitclaim Deed for Open Space recorded at Instrument No. 20141121-0107422.

This is improved property located at 3421 TURFWAY LN Antioch, TN 37013-4486.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2018.

Jamie A. Gilliam

Bethany Gilliam

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jamie A. Gilliam and Bethany Gilliam, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018