WARRANTY DEED

Bill Garrett Davidson County
Batch# 109787 DEEDWARR
06/28/2018 10:06:25 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180628-0062378

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2018.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Matthew S. Roberts **Melanie A. Roberts**	new owner	**Map 064-11-0-A Parcel 041.00co**
704 North Chestnut Court		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sandra R. Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew S. Roberts and Melanie A. Roberts, husband and wife

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 Lot No. 41 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra R. Sanders, married, by Deed dated November 5, 2004 from Sharon E. Bowman, an unmarried person, of record in Instrument No. 20041108-0134290, Register's Office for Davidson County, Tennessee. Sandra R. Sanders and Jimmy W. Sanders having since divorced by Final Decree of record in Docket No. 05D-1203, Eighth Circuit Court for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: (1) The Plan of record in Plat Book 6250, Pages 821 and 822, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions for Caleb Chase, of record in Book 6777, Page 453, corrected in Book 6783, Page 805, amended and restated in Book 7189, Page 553, and further amended in Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee. (3) By-Laws of Caleb Chase Homeowners' Association, Inc. appended thereto of record in Book 7189, Page 581, Register's Office for Davidson County, Tennessee. (4) Charter of Caleb Chase Homeowners' Association, Inc. of record in Book 6927, Page 370, amended in Book 8109, Page 791, Register's Office for Davidson County, Tennessee. (5) Conveyance of common area to Caleb Chase Homeowners' Association, Inc. of record in Book 7242, Page 554, said Register's Office. (6) Storm Water Detention Agreement of record in Book 6548, Page 557, said Register's Office. (7) All matters shown on the Plan of record in Plat Book 4715, Page 56, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (___x_) Unimproved (____) property, known as **704 North Chestnut Court, Hermitage, TN 37076**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-14-0-704

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 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. 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/our hand(s) this 26th day of **June, 2018.**

Sandra R. Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Sandra R. Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **June, 2018.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21