Bill Garrett Davidson County
Batch# 116295 DEEDWARR
07/13/2018 11:51:25 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20180713-0068164

WARRANTY DEED

2018-1185

NOTARY PUBLIC
S. NIXON PRESSLEY
My Commission Expires
February 10, 2021
STATE OF TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Roxanne Chilcote
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th day of July, 2018.

(Affix Seal) Notary Public
My Commission Expires: 02/10/2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Roxanne Chilcote and Gary Chilcote 1312 Presidential ~~Trail~~ Trace Ct Hermitage, TN 37075	Churchill Mortgage Corp. 761 Old Hickory Blvd #400 Brentwood TN 37027.	08607013800

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 consideration, the receipt of which is hereby acknowledged, I/we, **Rachel Harmon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Roxanne Chilcote and Gary Chilcote, husband and wife and Jarris G. Carter, a married man, all joint tenants**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot No. 289 on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, page 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Rachel Harmon, a married person as her sole and separate property, from Amber D. Weaver and husband, Michael D. Weaver, by Warranty Deed dated September 7, 2016 and recorded September 13, 2016 in Instrument #201609130096083, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 1312 Presidential Trace, Hermitage, TN 37076.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of July, 2018

Rachel Harmon

Rachel Harmon

State of Tennessee
County of Williamson

Personally appeared before me, Jacqueline G Brown a Notary Public in and for said County and State, the within named Rachel Harmon, the bargainor(s), 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, this 9th day of July, 2018.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-5-19

