WARRANTY DEED

Bill Garrett Davidson County
Batch# 130136 DEEDWARR
08/16/2018 02:47:30 PM 2 pgs
Fees: $13.00 Taxes: $832.13
20180816-0081417

R-BR-18-1535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/22/2021

(AFFIX SEAL)

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alan Chase	Alan Chase	
(NAME)	(NAME)	
1535 Lincoya Bay Drive	1535 Lincoya Bay Dr.	109-05-0D-012.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHERI WOOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALAN CHASE, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit No. 1535 on the plan of The Cottages at Williams Bend Townhouses, a Private Element Horizontal Property Regime, a planned unit development located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585 and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants and condition and regulations imposed upon and relating to the units, property, co-owners and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said declaration, the plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cheri Wood, a married woman by Warranty deed from Miriam Segura, unmarried of record in Instrument No. 20141027-0098734 Register's Office for Davidson County, Tennessee, dated October 22, 2014 and recorded on October 27, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on Exhibit "C" of the First Supplementary Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041028-0129585 and 20000918-0092189, Register' s Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040628-0076712, supplemented in Instrument No. 20041028-0129585 Instrument No. 20050923-0114373 and Instrument No. 20180420-0037271, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement in Book 7121, page 169, Register's Office for Davidson County, Tennessee.
- Sewer Easement in Book 5406, page 470, Register's Office for Davidson County, Tennessee.
- Easement Agreement in Book 6185, page 216 and Book 7498, page 726, and Instrument No. 20000331-0032269 and Instrument No. 20021204-0149457, Register's Office for Davidson County, Tennessee.
- Subject to restriction as set out in Deed of record in Instrument No. 20021204-0149456, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common areas in Instrument 20061229-0161140 and 20061229-0161141 Register's Office for Davidson County, Tennessee.
- Charter in Instrument 20060314-0028980, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument Number 20130517-0050096, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 1535 Lincoya Bay Drive, Nashville, Tennessee 37214.

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 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 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 the 15th DAY OF AUGUST, 2018.

Cheri Wood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERI WOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY