Bill Garrett Davidson County
Batch# 131807 DEEDWARR
08/21/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,483.33
20180821-0083010

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$400,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2018.

Notary Public

My commission expires: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 245511

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
Michael Dye **Melissa Dye**	New Owner	**Map 091-06-4-I Parcel 002.00CO**
5802 B Carl Place		
Nashville, Tennessee 37209		

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,

Brian A. Chester, unmarried

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

Michael J. Dye Jr. and Melissa N. Dye, 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 Unit B on the Plan of Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at 5802 Carl Place, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Brian A. Chester, an unmarried man, by Deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20170711-0069471, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place as shown in Instrument No. 20170824-0086932, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2437, Page 59, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee. 4) By-Laws of Homes at 5802 Carl Place Owners Association set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at 5802 Carl Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170824-0086932, Register's Office for Davidson County, Tennessee. 5) Conveyance of the common and limited common elements to Homes at 5802 Carl Place Owners Association of record in Instrument No. 20170905-0091014, said Register's Office. 6) All matters shown on the Plan of record in Plat Book 2330, Page 39, amended in Book 3977, Page 869, said Register's Office. 7) Taxes for the current year prorated and assumed by Grantee.

This is improved (_x___) Unimproved (____) property, known as **5802 B Carl Place, Nashville, Tennessee 37209**

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 **15th** day of **August, 2018.**

Brian A. Chester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2018.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

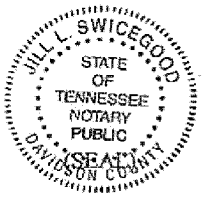
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

900