WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137336 DEEDWARR
9/05/2018 02:59:51 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20180905-0087982

KATE NYQUIST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

J-SL-18-818-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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)
Sean Lewis	**New Owner**	
(NAME)	(NAME)	
818 Charlie Pl and 3525 Chesapeake Dr		**059-10-0-263.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **BARBARA J. JONES, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN LEWIS, MARRIED,** 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:

Parcel 1: (818 Charlie Place, Nashville, TN 37207:

Land in Davidson County, Tennessee, being Lot No. 11-A on the Plan of Zone Lot Division, Lots 9, 10, 11, 12 & 13, Haynes Manor, Section 7, of record in Plat Book 6250, Page 292, as amended in Book 6900, Page 207, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2: (3525 Chesapeake Dr., Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 8-A on the plan of Zone Lot Division Lots 8-11, 35-37, 54-62 Section Three Chesapeake Homes, of record in Plat Book 5200, Page 770, amending Plat Book 5200, Page 640, Register's Office for said County.

Said Lot No. 8-A fronts 36.00 feet on the northerly margin of Chesapeake Drive and extends back 137.95 feet on the easterly line and 142.60 feet on the westerly line to a dead line in the rear, measuring 43.76 feet thereon.

Parcel 1: (818 Charlie Place, Nashville, TN 37207:

Being a portion of the same property conveyed to Barbara J. Jones, unmarried by Warranty deed from Bond & Bond Builders, Inc. of record in Book 7084, page 593 Register's Office for Davidson County , Tennessee, dated December 18, 1986 and recorded on December 30, 1986.

Parcel 2: (3525 Chesapeake Dr., Nashville, TN 37207)

Being the same property conveyed to Barbara J. Jones by Warranty deed from Jack F. Kemp Secretary of Housing and Urban Development of Washington, DC. of record in Book 8312, page 564, Register's Office for Davidson County, Tennessee, dated March 15, 1991 and recorded on March 19, 1991.
Being also known as 3525 Chesapeake Dr Nashville, Tennessee 37207.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 292; as amended in Plat Book 6900, Page 207, Register's Office for Davidson County, Tennessee. (Parcel 1)
- Restrictions of record in Book 6632, Page 656, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national

origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Parcel 1)
• Sanitary Sewer Easement of record in Book 5092, Page 315, in the Register's Office for Davidson County, Tennessee. (Parcel 1)
• Transmission Line Easement of record in Book 2810, Page 114, in the Register's Office for Davidson County, Tennessee. (Parcel 1)
• Deed of Conveyance of record in Book 7430, Page 211 and Book 7430, Page 175, in the Register's Office for Davidson County, Tennessee. (Parcel 1)
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6285, Page 885, amended in Book 6349, Page 499, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Parcel 2)
• Charter for HOA of record in Book 6031, Page 486 and Instrument No. 20030430-0057659, in the Register's Office for Davidson County, Tennessee. (Parcel 2)
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **818 Charlie Pl and 3525 Chesapeake Dr, Nashville, Tennessee 37207**.

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 30th DAY OF AUGUST, 2018.

Barbara J. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA J. JONES, 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 30th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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