Karen Y Johnson Davidson County
Batch# 140960 DEEDWARR
09/14/2018 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20180914-0091597

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-5-2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

W-VRES-18-505

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)
Diane Oppenheim	NEW OWNER	
(NAME) **505 Harpeth Trace Drive**	(NAME)	**143-02-0A-036.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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, **SEAN CHISM AND LUCY CHISM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANE OPPENHEIM, A SINGLE WOMAN,** 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 Lot No. 36 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200,(previous deed shown as Plat Book 4200 in error) Page 751, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean Chism, and Lucy Chism, Husband and Wife by Warranty Deed from Firooz Yazdian of record in Instrument No. 20150213-0013306 Register's Office for Davidson County, Tennessee, dated February 12, 2015 and recorded on February 13, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 5120, Page (s) 200, 208 & 918 and amended in Book 5178, Page 138 and corrected in Book 5787, Page 767, Book 5182, Page 769, Book 5380, Page 357, Book 5364, Page 882, Book 6274, Page 148 and Book 6407, Page 892, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5102, Page 956, in the Register's Office for Davidson County, Tennessee.
- Charter of Harpeth Trace Services Association of record in Book 6556, Page 693, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4889, Page 192, Book 5099, page 783, Book 5142, page 690, Book 5142, page 694 and Book 5360, Page 320, in the Register's Office for Davidson County, Tennessee.
- Water Main easement of record in Book 5142, Page 690, Book 5142, page 694 and Book 5099, page 783, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4734, Page 901, in the Register's Office for Davidson County, Tennessee.
- Right-of-way easement of record in Book 5597, Page 186, in the Register's Office for Davidson County, Tennessee.
- Water and Sewer easement of record in Book 5708, Page 544, Book 5708, page 615, in the Register's Office for Davidson County, Tennessee.
- Overhead Line easement of record in Book 6407, Page 892, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **505 Harpeth Trace Drive, Nashville, Tennessee 37221**.

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 14th DAY OF SEPTEMBER, 2018.

Sean Chism

Lucy Chism

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN CHISM, 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 14th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LUCY CHISM, 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 14th of September, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

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

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Mary R. Baker, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3/4/2020

MARY R. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 4, 2020

Mary R. Baker

Mary R. Baker