WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142870 DEEDWARR
09/19/2018 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,452.25
20180919-0093013

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 1/19/21

(AFFIX SEAL)

VIKKIA A. BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horace W. Chase	Horace W. Chase	086-04-0B-096.00
(NAME)	(NAME)	
1112 Adwolfe Cove	1112 Adwolfe Cove	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 considerations, the receipt of which is hereby acknowledged, we **John Gregory Gillespie and Laura Gillespie, husband and wife** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Horace W. Chase, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 57 on the Plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Gregory Gillespie by Warranty Deed from Lori F. MacMaster and husband, William F. MacMaster, dated November 22, 1999 and recorded December 02, 1999 of record in Book 11765, Page 453, Register's Office for Davidson County, Tennessee. Laura Gillespie, wife of John Gregory Gillespie hereby joins in this conveyance to convey any and all interests she may have in said property.

This conveyance is subject to: All matters shown on the plat of record in Boundary Plat Book 7900, Page 488, Amended Plat Book 7900, Page 808 and Plat Book 9700, Page 198; Covenants, conditions, restrictions and easements, if any, recorded as Book 9082, Page 567; The By-Laws of the Sunset Oaks Homeowners Association, Inc., recorded as Book 9082, Page 589 and Amendment recorded as Instrument No. 20160209-0012575; Deed of Conveyance recorded as Book 10360, Page 311; Articles of Incorporation of Sunset Oaks Property Owners Association recorded as Instrument No. 199912070300671, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1112 Adwolfe Cove, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his 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), his 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 our hands this 18th day of September, 2018 .

John Gregory Gillespie

Laura Gillespie

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Gregory Gillespie and Laura Gillespie the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 18th day of September, 2018.

Notary Public:
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

201809190093013

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019