Karen Y Johnson Davidson County
Batch# 147238 DEEDWARR
10/01/2018 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $994.93
20181001-0096969

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $268,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of September, 2018.

NOTARY PUBLIC

My commission expires: 9/25/19

VENIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Paula J. Chavis and Pauline M. Hall (NAME)	New owner at (NAME)	174110B00900CO
6037 Cane Springs Road (ADDRESS)	property address (ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $268,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tew Chansathi, and Rebekah Chansathi, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Paula J. Chavis and Pauline M. Hall, as tenants in common with full rights of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, The Grove at Cane Ridge, Phase One (formerly known as Waterford Estates) of record in Plat at Instrument No. 20120301-0018228, 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 Tew Chansathi, unmarried by deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, of record in Instrument No. 20130318-0026265, said Register's Office.

This property is __unimproved _X_improved property known as: 6037 Cane Springs Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 28th day of September, 2018.

Tew Chansathi

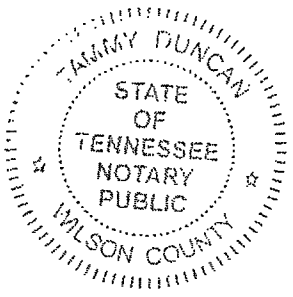
Rebekah Chansathi

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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