Karen Y Johnson Davidson County
Batch# 147382 DEEDWARR
10/01/2018 02:03:33 PM 2 pgs
Fees: $13.00 Taxes: $629.00
20181001-0097191

WARRANTY DEED

TRACEY PERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-8-19

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9617

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Melissa A. Jones and Susanah Nicole Lambert	USAA Federal Savings Bank	
1900 Richard Jones Rd., Apt. B104,	PO Box 650060	117 15 0A 060.00 CO
Nashville, TN 37215	Dallas, TX 75265-0060	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

STEPHANIE A. CHADWELL, AN UNMARRIED WOMAN

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

MELISSA A. JONES AND SUSANAH NICOLE LAMBERT, MARRIED TO EACH OTHER

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:

A certain parcel or tract of land in Davidson County, Tennessee described as follows, to wit:

A certain condominium apartment, known as Parcel No. 60, being Unit B-104 in a Horizontal Property Regime located on the Plan of The Green Hills Terrace of record in Book 5200, Page 64, Register's Office for said County, and as established by the Master Deed and attendent By-Laws for The Green Hills Terrace of record in Book 5304, Page 702 and 745, as amended in Book 7841, Page 557, said Register's Office to which reference is here made.

Being the same property conveyed to Stephanie A. Chadwell, an unmarried woman by Warranty Deed from Jennifer Bibeau, a married woman, recorded on the 8th day of April, 2010 in Instrument No. 20100408-0026706, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE GREEN HILLS TERRACE, as recorded in Plat Book 5200, Page(s) 64, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11362, Page 463, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Terms and provisions of by-Laws recorded in Book 534, Page 745 and Book 9830, Page 181.

6. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing

THE GREEN HILLS TERRACE Condominium of record in Book 5304, Page 702, as amended by instrument(s) of record in Book 7841, Page 557; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

7. Easement for Overhang, recorded in Book 4317, Page 162.

8. Easement for Sanitary Sewer, recorded in Book 3879, Page 569.

9. Easement for Common use Areas, recorded in Book 4320, Page 896.

This is improved property known as 1900 Richard Jones Rd., Apt. B104,, Nashville, TN 37215

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 in 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 hand on the 28th day of September, 2018.

Stephanie A. Chadwell

Stephanie Chadwell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEPHANIE CHADWELL, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 at Franklin, Tennessee, this 28th day of September, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY 03-15-2020

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020