WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150775 DEEDWARR
10/11/2018 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20181011-0100905

W-SRN-18-1117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/25/19

(AFFIX SEAL)

NIKKIA BRANCH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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)
Robert Hicks	**New Owner**	
(NAME)	(NAME)	**033-16-0-233.00**
1117 N Graycroft Avenue		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **STEPHANIE A. BELLARD CHASE F/K/A STEPHANIE A. BELLARD, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT HICKS, AN UNMARRIED MAN,** 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. 4A on the Zone Lot Division of Primrose Meadows, Section Four, of record in Book 6200, Page 218, amended in Book 6900, Pages 377-378, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie A. Bellard by Warranty Deed from Judy A. Rodriguez, unmarried of record in Book 10699, page 289, Register's Office for Davidson County, Tennessee, dated November 25, 1997 and recorded on November 26, 1997.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6200, Page 218, amended in Book 6900, Pages 377 and 378, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2965, Page 520, Book 3000, Page 235, Book 5039, Page 481, Book 8183, Page 995 in the Register's Office for Davidson County, Tennessee.
- Subject to Utility Easement of record in Book 5708, Page 621, and Book 5523, Page 180 in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10699, Page 289, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1117 N Graycroft Avenue, Madison, Tennessee 37115**.

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 9th DAY OF OCTOBER, 2018.

Stephanie A. Bellard Chase f/k/a Stephanie A. Bellard

Michael Chase by Stephanie A. Bellard Chase AS ATTORNEY IN FACT

Michael Chase, by Stephanie A. Bellard Chase, spouse of Stephanie A. Bellard Chase, hereby joins in this conveyance and does transfer and convey any and all marital interest Michael Chase may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE A. BELLARD CHASE, 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/they executed the within instrument for the purposes therein contained. *f/k/a Stephanie A. Bellard

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHANIE A. BELLARD CHASE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL CHASE, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL CHASE.

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

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

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