Karen Y Johnson Davidson County
Batch# 154436 DEEDWARR
10/26/2018 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20181026-0106382

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Cedric B Bellamy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of October, 2018.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G18-3489

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cedric B. Bellamy (NAME)	United Shore Financial Services (NAME)	87-1-A-2 CO
4204 Chesney Glen Drive (STREET ADDRESS)	585 South Boulevard E (STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Pontiac, MI 48341 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Stephanie D. Fletcher, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cedric B. Bellamy, a single man**, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section 1A, Chesney Glen, R15 Residential P.U.D. of record in Plat Book 9700, Page 288, 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 Stephanie D. Fletcher, an unmarried woman by Deed dated June 30, 2016 from Joan F. Poston, n/k/a Joan F. Fraser, married and James F. Fraser, unmarried, recorded July 7, 2016, in Instrument Number 20160707-0069446, in the Official Records of Davidson County, Tennessee.

Being the same property conveyed to Stephanie D. Fletcher, an unmarried woman by Deed dated June 30, 2016 from Joan F. Poston, n/k/a Joan F. Fraser, married and James F. Fraser, unmarried, recorded July 7, 2016, in Instrument Number 20160707-0069446, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. PUD Boundary Plat in Book 9700, page 215, said Register's Office.

2. Stormwater Detention Agreement of record in Book 10357, page 915, said Register's Office.

3. Common Area conveyed to HOA in Book 10420, page 356 and Book 11577, page 623, said Register's Office.

4. Charter of Homeowner's Association of record in Book 10290, page 256, Register's Office for Davidson County, Tennessee.

5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 288, Register's Office for Davidson County, Tennessee.

6. Restrictions as recorded in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, Book 10640, page 644, Book 10528, page 73 and Book 11317, page 674, Register's Office for Davidson County, Tennessee.

7. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4204 Chesney Glen Drive, Hermitage, TN 37076.

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, their heirs and assigns, forever, and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

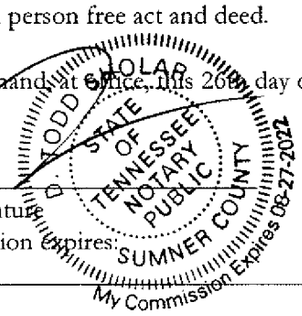
Witness my/our hand(s) this 26th day of October, 2018.

Stephanie D. Fletcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of October, 2018, before me personally appeared Stephanie D. Fletcher, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand at office, this 26th day of October, 2018.



Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

