WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155707 **DEEDWARR**
11/01/2018 10:33:27 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20181101-0108174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: March 3, 2020
(AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

RETURN TO:
PREPARED BY:
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chase Taylor Thomas and wife, Catherine Thomas	Synovus Mortgage Corp.	09801011500
(NAME) 5720 Saint Charles Court	(NAME) PO Box 2868	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbus, GA 31902-2868	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($372,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
SHERRY R. DEAN AND HUSBAND, BRADLEY B. DEAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHASE TAYLOR THOMAS AND WIFE, CATHERINE THOMAS,
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:

BEING Lot No. 6 on the Plan of St. Charles Place, as of record in Plat Book 5200, Page 692, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherry R. Dean and Bradley B. Dean by Quitclaim Deed from Sherry R. Dean f/k/a Sherry R. Reed of record in Instrument 20130523-0052059, Register's Office for said County, dated April 3, 2013. See also Quitclaim Deed to Sherry R. Reed from James H. Reed of record in Instrument 20060530-0063131 and Warranty Deed to James H. Reed and wife, Sherry R. Reed from Associates Relocation Management Company of record in Book 10790, Page 60, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 6249, Page 581, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 692, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5720 Saint Charles Court, Hermitage, TN 37076
(House No.) (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 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. 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 31st day of October, 2018.

Sherry R. Dean

Bradley B. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry R. Dean and Bradley B. Dean, 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.

Witness my hand and official seal this, 31st day of October, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.