WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162575 DEEDWARR
11/20/2018 10:27:35 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20181120-0114100

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Sherry Cheatham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES 1-20-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donald R. Roberts	Regions Bank dba Regions Mortgage	051 02 0A 008.00
(NAME)	(NAME)	
2022 Chadwell Overlook Dr	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robby L. Kittterman and husband, David G. Snyder**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald R. Roberts, an unmarried 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:

Being Unit No. 8 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being a portion of the same property conveyed to James W. Dillard by Warranty Deed from Dillard Holdings, LLC dated April 11, 2007 and recorded April 12, 2007 as Instrument No. 200704120044319, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from James W. Dillard dated October 22, 2007 and recorded October 24, 2007 as Instrument No. 200710240125575, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Robby L. Kitterman, an unmarried man by Warranty Deed from Chadwell Retreat, LLC, a Tennessee Limited Liability Company dated October 6, 2016 and recorded October 7, 2016 as Instrument No. 201610070106303, in said Register's Office for Davidson County, Tennessee.

David G. Snyder joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Robby L. Kitterman.

File Number: GRN-188164SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2022 Chadwell Overlook Dr, Madison, TN 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 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 16th day of November, 2018

Robby L. Kittterman

David G. Snyder

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Robby L. Kittterman and husband, David G. Snyder, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

GREGORY P REICHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2022

File Number: GRN-188164SSO