WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162696 **DEEDWARR**
11/20/2018 01:42:39 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20181120-0114273

Y-VRES-18-521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE LAMONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-05-2021

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)
Marcus Bright and Lesa Smith	**New Owner**	
(NAME)	(NAME)	**086-06-0A-521.00-CO**
521 Chandler Pl		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **MICHAEL L. SIRLS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS BRIGHT AND LESA SMITH, HUSBAND AND WIFE,** 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 Unit 521 on the Plan of Steeplechase of record in Plat Book 6200, page 454, and Book 6816, Page 483 Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Steeplechase Condominium, a horizontal property regime established by Master Deed of record in Book 6816, page 483, amended in Book 7390, page 1, said Register's Office.

Being a portion of the same property conveyed to Michael L. Sirls by Quit Claim deed from Steeplechase Ltd., a Tennessee Joint Venture of record in Book 8109, page 392 Register's Office for Davidson County , Tennessee, dated May 13, 1990 and recorded on May 15, 1990.

This conveyance is subject to:
- All matters shown on Plat recorded in Book 6200, page 454.
- Master Deed establishing a Horizontal Property regime of Steeplechase Condominium, and recorded in Book 6816, page 483 and as amended in Book 7390, page 1 and in Instrument No. 20051216-0151253 Register's Office for Davidson County, Tennessee.
- Charter of Steeplechase Condominium Homeowner's Association of record in Book 6816, page 534, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6807, page 760, Register's Office for Davidson County, Tennessee.
- Right of Way Agreement of record in Book 5016, page 805, 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: **521 Chandler Pl, Hermitage, Tennessee 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 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 15th DAY OF NOVEMBER, 2018.

Michael L. Sirls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL L. SIRLS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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