WARRANTY DEED

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evin Rion	Evin Rion	087-01-0A-005.00-C
(NAME)	(NAME)	Karen Y Johnson Davidson County
4224 Chesney Glen Drive	4224 Chesney Glen Drive	Batch# 174683 **DEEDWARR**
		12/17/2018 10:28:27 AM 2 pgs
(ADDRESS)	(ADDRESS)	Fees: $13.00 Taxes: $725.20
Hermitage, TN 37076	Hermitage, TN 37076	20181217-0122303
(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 considerations, the receipt of which is hereby acknowledged, I/we **Tracy Nixon , (formerly Tracy Rion) and John Barry Nixon, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Evin Rion and Ashley Rion, husband and wife**, hereinafter called the GRANTEE(S), his/her/their 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. 5 on the Plan of Chesney Glen, Section 1-A, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy Rion, single, by Warranty Deed from Michael A. Simon and wife, Cindy Simon, dated December 23, 2003 and recorded January 06, 2004 of record in Instrument No. 20040106-0002030, Register's Office for Davidson County, Tennessee. Tracy Rion having since married and is now known as Tracy Nixon.

John Barry Nixon, spouse of Tracy Nixon, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property described above.

This conveyance is subject to the following: Taxes for the year 2018, prorated; Taxes for 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 288, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 10278, Page 279, Amended recorded as Book 10449, Page 215, Amended recorded as Book 10449, Page 217 and Amended recorded as Book 10640, Page 944, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement, including terms and conditions thereof as recorded in Book 10357, Page 915, Register's Office for Davidson County, Tennessee; Charter of Chesney Glen Homeowners Association, Inc recorded as Book 10290, Page 256, Register's Office for Davidson County, Tennessee; Quitclaim Deed Conveys to Chesney Glen Homeowners Association, Inc recorded as Book 10420, Page 356, Register's Office for Davidson County, Tennessee; Warranty Deed Conveys to Chesney Glen Homeowners' Association, Inc recorded as Book 11577, Page 623, Register's Office for Davidson County, Tennessee; All

matters shown on the Boundary plat of record in Plat Book 9700, Page 215, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4224 Chesney Glen Drive, Hermitage, TN 37076

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 14th day of December, 2018.

Tracy Nixon

John Barry Nixon

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Nixon and John Barry Nixon, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2018.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122