Karen Y Johnson Davidson County
Batch# 176051 DEEDWARR
12/19/2018 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $629.00
20181219-0123377

G#31439-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.**

CD

Affiant

Subscribed and sworn to before me this the 14th day of December, 2018.

Notary Public

My commission expires: 11-8-21

(AFFIX SEAL)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jeannine R. Chaney	SWBC	**042070A10800CO**
549 Heritage Lane	9311 San Pedro #100	
Madison, TN 37115	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Michael R. Fletcher, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jeannine C. Chaney, single woman

HEREINAFTER CALLED THE GRANTEE, HER 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. 311 on the Plan of Heritage Square, Phase Three (Revised), of record in Book 5200, Page 744, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Michael R. Fletcher by Cash Deed dated May 9, 1996, from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 10079, Page 159, Register's Office for Davidson County, Tennessee. The said Melody Ann Fletcher conveyed her interest, including any marital interest, to Michael R. Fletcher, by Quitclaim Deed dated May 9, 1996, of record in Book 10079, Page 162, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Page 744, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for Heritage Square, Phase Three, of record in Book 6071, Page 766, and as amended in Book 6122, Page 483, Register's Office for Davidson County, Tennessee;

3) Dedication of Common Areas to Heritage Square, Inc., of record in Book 6582, Page 422, said Register's Office; and,

4) Taxes for the current year which have been prorated and paid by the Grantor herein and the subsequent years assumed by the Grantee herein, not yet due and payable.

This is improved property, known as: **549 Heritage Lane, 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 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 my/our hand(s) this **14th** day of **December, 2018.**

Michael R. Fletcher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael R. Fletcher,** the within named seller, 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 at Nashville, Tennessee, this **14th** day of **December, 2018.**

Notary Public

My Commission Expires: Nov 8th 2021

JESSICA D. PUCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY