THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 190427 DEEDWARR
01/31/2019 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190131-0009410

ADDRESS NEW OWNER
Remendan Weraka
805 Kettering Close
Antioch, TN 37013

MORTGAGEE
Pinnacle Bank
150 3rd Ave S #900
Nash., TN 37201

SEND TAX BILLS
~~Mortgagee~~ Pinnacle Bank
150 3rd Ave S #900
Nashville, TN 37201

MAP-PARCEL:
151 09 0A 287.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Roderic O. Williams,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Remedan O. Weraka, married 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:

Land in Davidson County, Tennessee, being Lot No. 287 on the plan of Phase 3, Section 2, Long Hunter Chase, of record in Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roderic O. Williams and Jean A. Williams, husband and wife, by deed from NVR, Inc., a Virginia Corporation t/a Fox Ridge Homes, dated July 18, 2003 of record in Instrument No. 20030724-0103915, and further by Quitclaim Deed in Instrument No. 20131226-01296536 and Instrument No. 20140310-0020068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 9430, Page 251; Book 9534, Page 938 and Page 942; and Instrument No. 20010514-0049630; Charter of Long Hunter Chase Homeowners' Association, Inc., as shown in Book 9433, Page 953; Stormwater Detention Agreement of record in Instrument No. 20020718-0086411; Quitclaim Deed to Common Areas of Long Hunter Chase HAO in Book 9432, Page 792; Book 9649, Page 764 and Instrument No. 20021003-0120427; Declaration of taking by TVA in Book 2338, Page 466 and Book 4446, Page 423; Judgment for taking by The USA for use by TVA in Book 4535, Page 351; Declaration of Annexation of Long Hunter Chase, Phase Three, Section Two and submission to the Declaration of Covenants, Conditions and Restrictions for Long Hunter Chase in Instrument No. 20020930-0118656; Easements in Book 1101, Page 457; Book 1115, Page 302; Book 2338, Page 466; Book 4717, Page 515; Book 8197, Page 288; Book 8358, Page 91 and 92; Book 9588, Page 930; Book 9661, Page 919; Book 9988, Page 793 and 821; Book 11497, Page 592; Instrument No. 20000906-0088271; Instrument No. 20001030-0107415; and Instrument No. 20000906-0088272; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20020926-0117442, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **805 Kettering Close Antioch, TN 37013.**

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 23rd day of January, 2019.

Roderic O. Williams

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Roderic O. Williams, the bargainor(s) 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 23rd day of January, 2019.

NOTARY PUBLIC

GREGG W. CLARKE
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
WILSON COUNTY

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2019.

NOTARY PUBLIC

LAURIE DAMEWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/10/21

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY