Karen Johnson Davidson County
Batch# 199951 **DEEDWARR**
02/27/2019 01:40:54 PM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20190227-0017875

WARRANTY DEED

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/14/19
(AFFIX SEAL)

O-AV-19-705

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)
Tyler Chiarelli and Rachel Chiarelli	New Owner	
(NAME)	(NAME)	**161-10-0B-018.00-CO**
705 Ashfield Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WINTERHEARD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER CHIARELLI AND RACHEL CHIARELLI, 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 Lot No. 209 on the Plan of Phase Five, Villages of Brentwood of record in Plat Book 6900, Page 896, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Winterheard, LLC, a Tennessee Limited Liability Company by Quit Claim deed from Paris II, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150421-0035694 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 21, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 896, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, page 495, Book 7231, page 789 and Book 7834, page 676, Register's Office for Davidson County, Tennessee;
- By-Laws appended to restrictions of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee;
- Charter of HOA of record in Book 6158, Page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee;
- Quitclaim Deed for Common areas of record in Book 7397, Page 382 and Book 7397, page 384, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 Ashfield Court, Nashville, Tennessee 37211**.

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 25th DAY OF FEBRUARY, 2019.

Winterheard, LLC, a Tennessee Limited Liability Company

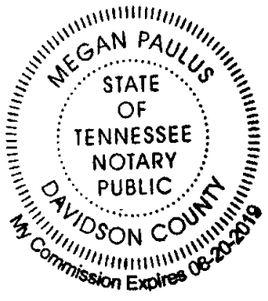
BY: _____
Ye Jia Xue
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YE JIA XUE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of WINTERHEARD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of February, 2019.

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



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