Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19030028

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

KGM
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15 DAY OF April, 2019

NOTARY PUBLIC

My Commission expires:

Address of New Owner	Send Tax Bills To:	Tax Information:
Nanette L. Peraino 833 Dover Glen Drive Antioch, TN 37013	Same	149-07-0C-012.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Debra A. Gayles, an unmarried woman,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nanette L. Peraino, single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat, Highlands of Chelsea Village, Section One, of record in Instrument No. 20040309-0026802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Debra McLaurine, married woman, by Warranty Deed from Michele Greer dated 01/14/2016 and recorded on 01/20/2016 in Instrument No. 20160120-0005452, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Debra A. Gayles, an unmarried woman, by Quitclaim Deed from Debra McLaurine, nka Debra A. Gayles, unmarried, dated 01/04/2017 and recorded on 01/09/2017 in Instrument No. 20170109-0002199, Register's Office for Davidson County, Tennessee.

This is property generally located:
833 Dover Glen Drive, Antioch, TN 37013

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Instrument No. 20040309-0026802, and Instrument No. 20040616-0071117, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8082, Page 329 (By-Laws referenced on page 348), Book 8083, Page 386, Book 8842, Page 434, and Instrument No. 20040930-0117682, said Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20030226-0025748, said Register's Office.

Karen Johnson Davidson County
Batch# 220225 DEEDWARR
04/22/2019 12:50:45 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20190422-0036560

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Debra A. Gayles** has/have caused this instrument to be executed, this the 15 day of April, 2019.

Debra A Gayles

Debra A. Gayles

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Debra A. Gayles,** 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.

This the 15 day of April, 2019.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY