WARRANTY DEED

Karen Johnson Davidson County
Batch# 226512 DEEDWARR
05/06/2019 02:53:56 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20190506-0042321

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of May, 2019.

Notary Public

My commission expires: 7/6/20

(AFFIX SEAL)

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
Matthew Jason Chait	New owner	**Map 160-16-0-B Parcel 011.00co**
6176 Brentwood Chase Dr.		
Brentwood, TN 37027		

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

Deborah Lee Watts, a married woman

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

Matthew Jason Chait, an unmarried 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. 11 on the Plan of Brentwood Chase, Revision One, Section One, of record in Plat Book 9700, Pages 936-941, 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 Deborah Lee Watts, unmarried woman, by Deed dated May 31, 2017 and recorded on June 7, 2017 from Davin John Beltran and Marie Beltran, husband and wife, of record in Instrument No. 20170607-0057082, Register's Office for Davidson County, Tennessee.

Daniel A. Chao, spouse of the above named Deborah Lee Watts, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 9700, Pages 936-941, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Brentwood Chase Community, of record in Instrument No. 20000531-0053798, amended in Instrument No. 20000831-0086366, amended in Instrument No. 20150109-0002674, amended in Instrument No. 20161020-0111124, and further amended in Instrument No. 20161020-0111125, Register's Office for Davidson County, Tennessee. (3) Charter of Brentwood Chase Community Association, Inc., of record in Instrument No. 20000524-0051842, said Register's Office. (4) Conveyance of the Amenities Area to Brentwood Chase Community Association, Inc., of record in Instrument No. 20010208-0012529, said Register's Office. (5) Drainage easement as set out in the Deed of record in Book 7902, Page 389, said Register's Office. (6) Stormwater Detention Agreements of record in Book 11115, Page 281 and Book 11115, Page 286, said Register's Office. (7) Agreement for Dedication of Easement for Water Main and Appurtenances of record in Book 8371, Page 320, said Register's Office. (8) All matters shown on the Boundary Plat of record in Plat Book 9700, Pages 653 and 654, said Register's Office. (9) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (_x_) Unimproved (____) property, known as **6176 Brentwood Chase Dr., Brentwood, TN 37027**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-19-19616

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 **3rd** day of **May, 2019.**

Deborah Lee Watts

Daniel A. Chao

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Deborah Lee Watts and Daniel A. Chao,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **May, 2019.**

Notary Public

My Commission Expires: 11/8/21

