Karen Johnson Davidson County
Batch# 232200 DEEDWARR
05/20/2019 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190520-0047333

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2019.

Notary Public
MY COMMISSION EXPIRES: 12-18-22
File No. G19-5301

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Dorwin West, Jr. (NAME) | Same (NAME) | 63-16-B-132 CO |
| (STREET ADDRESS) | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Derek S. Chandler, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorwin West, Jr., a single man, as sole owner,** 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, described as follows: Being Lot No. 214 on the Plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, page 550-552 and amended in Book 7462, page 445, Book 8110, page 401 and Book 8181, page 112 and Certificate of Correction of record in Book 7462, page 445 and by amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Derek S. Chandler by Deed dated August 31, 2017 from John D. Hughes and wife, Sara a. Hughes, recorded September 21, 2017, in Instrument Number 20170921-0096755, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Charter of HOA recorded in Book 7431, page 204, Book 8517, page 762 and Book 8833, page 216, Register's Office for Davidson County, Tennessee.
3. Common area conveyed to HOA in Book 8207, page 276, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewers/storm drainage in Book 11030, page 740, Register's Office for Davidson County, Tennessee.
5. Easement for water pipeline in Book 7489, page 515, Register's Office for Davidson County, Tennessee.
6. Flowage Easement as recorded in Book 2247, page 75, Register's Office for Davidson County, Tennessee.
7. Water Main Easement as recorded in Book 8007, page 235, Register's Office for Davidson County, Tennessee.

8. Ingress/Egress Easement Agreement as recorded in Book 8739, page 991, Register's Office for Davidson County, Tennessee.

9. Public Utilites Easement as recorded in Book 8657, page 179, Register's Office for Davidson County, Tennessee.
10. Easement for water/sewer pipelines in Book 7460, page 930, Register's Office for Davidson County, Tennessee.
11. Restrictions as recorded in Book 7351, page 852. Book 7451, page 739, Book 8181, page 112, Book 8336, page 393 and Book 7431, page 204, Register's Office for Davidson County, Tennessee.
12. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 550-552 and amended in Book 7462, page 445. Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 501 Granwood Boulevard, Old Hickory, TN 37138.

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. Whenever 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 16th day of May, 2019.

Derek S. Chandler

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STATE OF North Carolina
COUNTY OF Mecklenburg

On this 16th day of May, 2019, before me personally appeared Derek S. Chandler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of May, 2019.

**ERMA J. LANE**
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires May 11, 2024

Notary Signature
My commission expires: 5/11/2024

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

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

