WARRANTY DEED

Karen Johnson Davidson County
Batch# 253851 DEEDWARR
07/08/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $614.20
20190708-0066397

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1.5.2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Chandler	Owner at property address	07507024900;
(NAME)	(NAME)	
504 Highland View Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 considerations, the receipt of which is hereby acknowledged, I Katherine E. Saine Fowler, a married woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Brittany Chandler, an unmarried woman, hereinafter called the GRANTEE(S), their 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 17B, of on the Zone Lot Division of Lots 1,2,3,4,6,7,8,10,11,12,13,14,16,17,18,20 and 21, Rachel's Square, Section One, as of record in Plat Book 6250, Page 539, in the Registers Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine E. Saine, single woman by Special Warranty Deed from Stone Financing, LLC, a Delaware Limited Liability Company, a wholly owned subsidiary of Brookfield Relocation Inc., a Colorado Corporation dated 11/25/2015 and recorded 11/30/2015, of record in Instrument 201511300120704, Register's Office for Davidson County, Tennessee.

The said Katherine E. Saine having since married is also known as Katherine E. Saine Fowler. This has never been the marital residence of Grantor.

Subject to: All matters shown on the plat of record in Plat Book 6250, Page 538, in the Register's Office for Davidson County, Tennessee; All matters shown on the plat of record in Plat Book 6250, Page 539, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded in Book 6619, Page 777, and amended in Book 8030, Page 757, Book 11627, Page 594, Instrument No. 200706190073174, in the Register's of Davidson County, Tennessee; Grant of Easement Easement including terms and conditions thereof as recorded in Instrument 201205210043892, in the Register's Office for Davidson County, Tennessee; Rights of others under the terms and conditions contained in the Charter of record in Book 6683, Page 576, Register's Office for Davidson County, Tennessee; and 2019 taxes, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 504 Highland View Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), herr 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.

Effective the 5th day of July, 2019..

Katherine E. Saine Fowler

Katherine E. Saine Fowler

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katherine E. Saine Fowler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of July, 2019.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201907080066397