Karen Johnson Davidson County
Batch# 254347 DEEDWARR
07/10/2019 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $913.90
20190710-0067034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAIVDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 448907

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0427

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ood Gal, an unmarried man	New Owner	Map: 151090A23300CO
(NAME) 613 Chestwick Court	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-SEVEN THOUSAND AND NO/100 DOLLARS ($247,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSHUA P. MCDANIEL AND KELLEY RENEE MCDANIEL, HUSBAND AND WIFE,

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

OOD GAL, 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. 233 on the Final Plat of Phase 3, Section 1, Long Hunter Chase as of record in Instrument 20001103-0109138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua P. McDaniel and Kelley Renee McDaniel, by deed from Julian Castro, The Secretary of Housing and Urban Development of Washington D.C., of record in Instrument No. 20150303-0018387, dated February 24, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument Number 20001103-0109138, said Register's Office.

Sanitary Sewer Easements of record in Instrument Number 20001030-0107415, Instrument Number 20000906-0088271 and Instrument Number 20000906-0088272, said Register's Office.

PUD Boundary of record in Plat Book 7900, Page 595, said Register's Office.

Drainage Easment to Metropolitan Government of record in Book 4717, Page 515, said Register's Office.

Quitclaim Deed for Common Areas to Homeowner's Association of record in Book 9432, page 792, Book 9649, Page 764, Instrument Number 20021003-0120427 and Instrument Number 20030820-0120927, said Register's Office.

Transmission Line Easements of record in Book 2336, Page 532, Book 2338, page 406, Boook 4428, Page 568, Book 4446, Page0423 and Book 4535, Page 351, said Register's Office.

Sanitary Sewer Easements of record in Book 9588, page 930, Book 9988, Page 793, Book 10796, Page 628, Book 10796, page 625, said Register's Office.

Easement for Water Mains of record in Book 8197, Page 288 and Book 8358, page 91, said Register's Office.

Easement to Tennessee Telephone Co. of record in Book 9661, Page 919, said Register's Office.

Deed of Conveyance of record in Book 9988, Page 793, (Sewer) and Book 9988, Page 821, (Water Main), said Register's Office.

Charter for HOA of record in Book 9433, Page 953, said Register's Office.

Right of Way to Cemetery of record in Book 1101, Page 457 and Book 1115, Page 302, said Register's Office. That part of the premises in question that constitutes a cemetery or burial ground together with any right-of-way or easement to reach the same, are specifically excepted from this policy.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book9430, Page 251, amended in Book 9534, Page 938, Book 9534, page 942, Instrument Number20010514-004963, Instrument Number 20020930-0118656, Instrument Number 20130226-0019266 and Book 9430, Page 276, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 613 Chestwick Court, Antioch, TN 37013
(House No.) (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 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. 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 our hands this 8th day of July, 2019.

Joshua P. McDaniel

Kelley Renee McDaniel

STATE OF TENNESSEE
COUNTY OF DAIVDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua P. McDaniel and Kelley Renee McDaniel, 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.

Witness my hand and official seal this, 8th day of July, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. FOX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

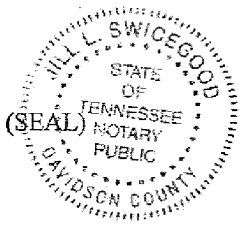
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900