WARRANTY DEED

Karen Johnson Davidson County
Batch# 258217 DEEDWARR
07/17/2019 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $779.78
20190717-0069942

B-TW-19-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-16-2020 (AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara Scheib	FIRST BANK	
(NAME) **707 Hayling Court**	(NAME) 318 Seaboard Lane ste 205	**064-16-0C-049.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Franklin, TN 37067	
(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 consideration, the receipt of which is hereby acknowledged, **MICHELLE L. CHILLIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA SCHEIB, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 87 on the Plan of Section Two, Wembley Downs Rs Residential P.U.D of record in Plat Book 7900, Page 363, 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 Michelle L. Chillis by Warranty deed from Larry A. Wurth and Amy Bracken, now known as Amy Wurth of record in Instrument No. 20101221-0101364 Register's Office for Davidson County, Tennessee, dated December 10, 2010 and recorded on December 21, 2010.

The said property has never been occupied as Grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2019.
- Plan of record in Plat Book 7900, Page 363, Register's Office for Davidson County, Tennessee.
- All matters shown on the PUD Boundary Plan in Book 8250, page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8304, Page 623, Book 8447, page 633, Book 8587, Page 268, Book 8646, page 529, and Book 8797, page 915, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 9522, page 349, Register's Office for Davidson County, Tennessee.
- Charter of HOA in Book 8404, page 718, Register's Office for Davidson County, Tennessee.
- Dedication of Common Areas to Wembley Downs HOA in Book 8405, page 408, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **707 Hayling Court, Hermitage, Tennessee 37076.**

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), their heirs and 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), 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 the 15th DAY OF JULY, 2019.

Michelle L Chillis by Kate Nyquist Attorney In Fact
Michelle L. Chillis by Kate Nyquist, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHELLE L. CHILLIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHELLE L. CHILLIS.

Witness my hand and official seal, this the 15th of July, 2019.

Adam H Jefferson
Notary Public
My Commission Expires: 05/03/2021
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATON

I, Jill Simmons, 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.

Jill Simmons
Signature

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 Jill Simmons 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 she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Lissa Groom
Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY