398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 260328 DEEDWARR
07/22/2019 12:36:38 PM 2 pgs
Fees: $13.00 Taxes: $1,672.40

20190722-0071690

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $452,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/3/20

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1182LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO ~~(If no name, please use the address of the new owner)~~	MAP-PARCEL
Richard St. Onge and Kalie St. Onge	Movement Mortgage LLC	
1127B Chester ave	8024 Calvin Hall Road	072-14-1K-002.00CO
Nashville, TN 37206	Indian Land, SC 29707	

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 HEREBY ACKNOWLEDGED, WE,

JEFFREY L. HAYS, A SINGLE MAN

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

RICHARD ST. ONGE III AND KALIE ST. ONGE, HUSBAND AND WIFE

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 Unit 2 of 1127 Chester Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151021-0107140, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1127 Chester Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151021-0107140, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jeffrey L. Hays, a single man by Warranty Deed from Gala, LLC, a Tennessee Limited Liability Company, recorded on the 7th day of April, 2017 in Instrument No. 20170407-0034508, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHESTERFIELD PLACE, as recorded in Plat Book 421, Page(s) 5, in the Register's Office of Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151021-0107140, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1127B Chester ave, Nashville, TN 37206

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 in 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 hand on the 18th day of July, 2019.

Jeffrey L. Hays

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JEFFREY L. HAYS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of July, 2019.

KIMBERLY HOLLINGSHEAD
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/12/23