Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 262695 DEEDWARR
07/26/2019 12:19:53 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190726-0073862

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 01/07/21

(AFFIX SEAL)

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
Adam Bondi	NEW OWNER	
(NAME)	(NAME)	
432 Chinook Drive		181-03-0-A-372.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Joshua R. Close and Chelsey R. Close f/k/a Chelsey R. Tiede, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Adam Bondi and Jessica Fortney, husband and wife** hereinafter called the GRANTEE(S), his/her/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 No. 29 on the Plan of Phase Four, Section One, Addition to Indian Creek Estates, RS-10 Subdivision-Cluster Lot Option, of record in Instrument No. 20160620-0062474, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua R. Close, unmarried and Chelsey R. Tiede., unmarried With Right of Survivorship by Warranty Deed from Joon Properties, LLC, a Tennessee Limited Liability Company, dated 12/07/2016 , of record in Instrument 201612080129210, Register's Office for Davidson County, Tennessee. The said Chelsey R. Tiede and Chelsey R. Close being one and the same person.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Instrument 201606200062474, (2) Covenants, conditions, easements and restrictions recorded in Book 10752, Page 553, and as amended in Instrument No. 200007270074152 and made applicable by Instrument No. 201404030027632 and in Instrument No. 201608090082902 (3) Easement including terms and conditions thereof as recorded in Book 6549, Page 403, (4) Stormwater Detention Agreement recorded 12/19/1997 of record in Book 10729, Page 380 (5) Master Deed recorded 07/27/2000 of record in Instrument 200007270074153, (6) Easement including terms and conditions thereof as recorded in Instrument 200410250128024, (7) Easement including terms and conditions thereof as recorded in Instrument 200605260062237, (8) Easement including terms and conditions thereof as recorded in Instrument 200707100082048, (9) Easement including terms and conditions thereof as recorded in Instrument 200711090132386, (10) Easement including terms and conditions thereof as recorded in Instrument 200808050080303, (11) Charter recorded 02/19/2014 of record in Instrument 201402190014127.

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 ☒ 432 Chinook Drive, Antioch, TN 37013

(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), 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), their 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 24th day of July, 2019.

Joshua R. Close

Chelsey R. Close, f/k/a Chelsey R. Tiede

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Close and Chelsey Close f/k/a Chelsey R. Tieded**, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 24th day of July, 2019.

Notary Public:

My Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129