(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60682
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ronald Roland Charpentier Willie Charpentier 6443 Sunnywood Dr. Antioch, TN 37013	newowner

TAX MAP PARCEL NUMBERS: 173100A08700CO

Karen Johnson Davidson County
Batch# 285210 DEEDWARR
09/13/2019 09:00:17 AM 2 pgs
Fees: $13.00 Taxes: $1,183.63
20190913-0092767

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$319,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas James Reichhart and Nicole Bridget Reichhart, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Ronald Roland Charpentier and Willie Charpentier, husband and wife,,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Barnes Bend Estates Section 1 of Phase 2 of record in Inst. No. 20060914-0114185, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Thomas James Reichart and Nicole Bridget Reichart, husband and wife, by Warranty Deed from Douglas B. Temple and wife, Shannon K. Taylor, dated September 20, 2013 and recorded on October 1, 2013, of record in Inst. No. 20131001-0102919, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Inst. No. 20060914-0114185, said Register's Office, which Plan shows a 20, foot minimum building setback line from Barnes Bend Drive and Sunnywood Drive, a 3 foot easement for pedestrian access purposes along the northerly and westerly lines of said lot, and a 10 foot easement for water quality pond access along the easterly line of said Lot; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20050524-0058309, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Stormwater Detention Agreement of record in Inst. No. 20050524-0058216, said Register's Office.

This is improved property, known as 6443 Sunnywood Drive, Antioch, TN 37013

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of September, 2019

Thomas James Reichhart **Nicole Bridget Reichhart**

State of FEDERAL

County of _____

On this 11 day of September, 2019, before me the undersigned authority, personally appeared Thomas James Reichhart and Nicole Bridget Reichhart, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: March 31, 2020

UNITED STATES NAVY
UNDER AUTHORITY OF 10 U.S.C. 1044a
NOTARY PUBLIC

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $319,900.00.

Affiant

Sworn and subscribed before me this 12th day of September, 2019.

Notary

My Commission Expires: _____

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: JULY 26, 2021