Karen Johnson Davidson County
Batch# 287297 DEEDWARR
09/18/2019 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $717.80
20190918-0094423

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is 194,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September.

Notary Public

My commission expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrea Cornejo	~~New Owner~~ Guaranteed Rate, Inc	**150-02-0-298.00**
3033 High Rigger Drive	4410 N. Ravenswood Ave.	
Nashville, TN 37217	Chicago, IL 60640	

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,

Ann Gunilla Griston Chandler, an unmarried woman

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

Andrea Cornejo, unmarried

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. 119 on the Plan of Revised, Harbor Gate, Section Two of record in Plat Book 6250, Page 33, 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 Ann G. Chandler, a single woman, by Warranty Deed, from Haris Spahic, married, and Nijaz Spahic and wife, Medina Spahic, dated February 17, 2006, of record in Instrument No. 20060222-0020587, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Ann Gunilla Griston Chandler, an unmarried woman, by Quitclaim Deed, from Ann Gunilla Griston Chandler, a/k/a Ann G. Chandler, dated June 22, 2012, of record in Instrument No. 20120703-0058532, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 6366, Page 494, Register's Office for Davidson County, Tennessee.
Sanitary Sewer Easement of record in Book 6434, Page 753 and Book 7382, Page 800, Register's Office for Davidson County, Tennessee.
Water Main Easement of record in Book 7382, Page 823, Register's Office for Davidson County, Tennessee.
Easement to Gulf Interstate Gas Co. of record in Book 2242, Page 247 and Book 2875, Page 299, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 3033 High Rigger Drive, Nashville, TN 37217.

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 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 my/our hand(s) this 13th day of September.

Ann Gunilla Griston Chandler

Ann Gunilla Griston Chandler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of September, 2019, before me personally appeared Ann Gunilla Griston Chandler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2019.

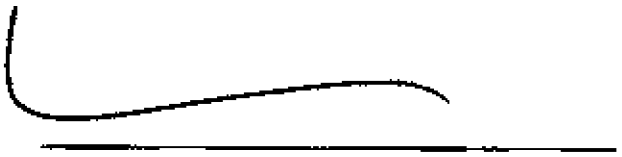
Notary Signature
My commission expires:

RUSSELL J MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

File #: **19-188**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

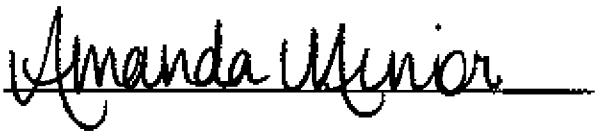
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

