Karen Johnson Davidson County
Batch# 294768 DEEDWARR
10/02/2019 03:21:30 PM 2 pgs
Fees: $13.00 Taxes: $1,061.90
20191002-0100818

WARRANTY DEED

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: DECEMBER 20, 2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$287,000.00.**

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2019.

Notary Public

My commission expires: 12/20/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brittany Sharae Butler	New Owner	**Map 151-01-0-A Parcel 043-00co**
305 Wareham Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Heysha Nunez and Esaul Nunez, wife and husband

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

Brittany Sharae Butler, a single woman

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. 43 on the Plan of Chatham Pointe, of record in Plat Book 6900, Pages 444, 445, 446 and 447, 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 Heysha Nunez and Esaul Nunez, wife and husband, by Deed dated January 19, 2016 from Aubrey V. Ghent, widower, of record in Instrument No. 20160125-0006598, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Pages 444, 445, 446, 447, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Declaration of Covenants, Conditions and Restrictions of Chatham Pointe, of record in Book 7358, Page 656, amended in Book 7538, Page 792, and further amended in Book 7599, Page 812, and Book 8667, Page 381, said Register's Office. (3) By-Laws of Chatham Pointe Homeowners' Association, Inc. of record in Book 8679, Page 446, said Register's Office. (4) Charter of Chatham Pointe Homeowners' Association, Inc. of record in Book 7597, Page 977, said Register's Office. (5) Conveyance of common area to Chatham Pointe Homeowners Association, Inc., of record in Book 7683, Page 718, said Register's Office. (6) Deed of General Warranty, Flowage Easement and Roadway Easement, of record in Book 3891, Page 476, said Register's Office. (7) Deeds of Conveyance for Water & Sewerage Services, of record in Book 7748, Pages 440, 444, and 493, and Book 9698, Pages 51 and 104, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **305 Wareham Court, 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 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 **27th** day of **September, 2019.**

Heysha Nunez

Esaul Nunez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Heysha Nunez and Esaul Nunez,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **September, 2019.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)