Karen Johnson Davidson County
Batch# 301448 DEEDWARR
10/16/2019 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $721.50
20191016-0106002

WARRANTY DEED

JAMIE KEY
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 $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 01-24-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0755

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacqueline A. Chaney, a single person	Wells Fargo Bank	Map: 162120B01400CO
(NAME) 1345 Bell Road; #321	(NAME) 6200 Park Ave.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Des Moines, IA 50321	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($195,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELA HAYES, AN UNMARRIED WOMAN,

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

JACQUELINE A. CHANEY, A SINGLE PERSON,

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:

Unit 4-A, on the Plan of Villas at Belle Parke, Phase I, Horizontal Property Regime, of record in Instrument 20020913-0111601 and as defined in the Master Deed of record in Instrument 20020911-0110959, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Angela Hayes, an unmarried woman, by deed from Arinze Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150914-0093071, dated September 10, 2015, also see Scriveners Affidavit of record in Instrument No. 20151021-0106813, Register's Office for said County.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20020913-0111601, said Register's Office.

Subdivision Plat Agreement of record in Instrument No. 20011217-0138712, said Register's Office.

Drainage Easement of record in Instrument No. 20020322-0036169, said Register's Office.

Easement for Drainage Facility of record in Book 7838, Page 934, said Register's Office.

Landscape Buffer Easement of record in Instrument No. 20011217-0138710, said Register's Office.

Storm Water Detention Agreement of record in Instrument 20020320-0034488, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument No. 20020911-00110959, and amended in Instrument No. 20020913-0111604, Instrument No. 20021025-0130922, Instrument No. 20030515-0066792, Instrument No.

20040218-0018915, Instrument No. 20020911-0110959, amended in Instrument No. 20021025-0130922, and Instrument No. 20040218-0018915, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1345 Bell Road; #321, Antioch, TN 37013
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 11th day of October, 2019.

Angela S. Hayes
Angela Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 11th day of October, 2019.

My Commission Expires: 5/5/20

Patricia Nicholls
Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Tracey Cerrato, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

