Karen Johnson Davidson County
Batch# 302579 DEEDWARR
10/18/2019 09:16:17 AM 2 pgs
Fees: $13.00 Taxes: $2,319.90
20191018-0106787

WARRANTY DEED

TRACEY PERRY NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $627,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF OCTOBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-6-22

RETURN TO: DAN RANKIN TITLE CO 2310 WEST END AVE

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1331LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Charles P. Rankin and Kathryn M. Rankin	New Owner	
6320 Chickering Woods Drive		158 09 0A 012.00
Nashville, TN 37215		

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,

GINA PAYNE AND HUSBAND, PHILIP PAYNE

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

CHARLES P. RANKIN AND KATHRYN M. RANKIN, HUSBAND AND WIFE

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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 6B of CHICKERING WOODS, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing CHICKERING WOODS, a Horizontal Property Regime, of record in Book 6521 and Page 647, as amended in Book 6912, Page 132, Book 11395, Page 823, Instrument No(s). 20150721-0071331, 20190109-0002355, and 20190116-0004729, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "D" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Gina Payne and husband, Philip Payne, by Warranty Deed from Bettye Jane Pupo-Walker, married, of record at Instrument No. 20110705-0051249, in the Register's Office of Davidson County, Tennessee, dated July 01, 2011 and recorded on July 05, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHICKERING WOODS, as recorded in Plat Book 6250, Page(s) 380.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHICKERING WOODS Condominium of record in Book 6521, Page 647, as amended by of record in Book 6912, Page 132, Book 11395, Page 823, amended and restated by-laws at Instrument No. 20150721-0071331, amended and restated bylaws being further amended at Instrument No(s). 20190109-0002355 and 20190116-0004729; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
5. Easement for Right-of-way, recorded in Book 6627, Page 262.
6. Easement recorded in Book 6525, Page 623.
7. Rights of others thereof in and to common elements.

This is improved property known as 6320 Chickering Woods Drive, Nashville, TN 37215

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 in 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 hand on the 17th day of October, 2019.

Gina Payne

Philip Payne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, GINA PAYNE AND PHILIP PAYNE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 17th day of October, 2019.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

My Commission Expires: 3-15-2020