Karen Johnson Davidson County
Batch# 303279 DEEDWARR
10/21/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20191021-0107737

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 19092280I** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is:$565,000.00.<br><br>Affiant<br><br>**Subscribed and sworn to before me, this11th day of October, 2019.**<br><br>Notary Public<br>**My Commission Expires:** _____ |

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8/26/2022

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Carole S. Scherling and Jason Reminick<br>3818 Dartmouth Avenue<br>Nashville TN 37215 | CHURCHILL MORTGAGE CORP<br>761 OLD HICKORY BLVD #400<br>BRENTWOOD, TN 37027 | Tax Parcel ID No.<br>116 08 0 098.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph B. Sitton and Leslie A. Sitton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carole S. Scherling and Jason Reminick, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 of "Block A" on the MAP OF WOODMONT LANE HOMESITES, of record in Book 1130, Page 13, as amended in Instrument Nos. 20050214-0016575 and 20050613-0067378, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joseph B. Sitton and wife, Leslie A. Sitton by Warranty Deed from Samuel C. Greene and Donna Greene, of record in Instrument No. 20080812-0082940, in the Register's Office of Davidson County, Tennessee, dated August 08, 2008 and recorded on August 12, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF WOODMONT LANE HOMESITES, as recorded in Plat Book 1130, Page(s) 13; Instrument to Amend Final Subdivision Plat recorded in Instrument No. 20050214-0016575 and Instrument to Amend Final Subdivision Plat recorded in Instrument No. 20050613-0067378.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1153, Page 230.

Easement recorded in Book 1071, Page 420.

This is improved property located at 3818 Dartmouth Avenue Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 11th day of October, 2019.

Joseph B. Sitton by Richard Rieck attorney in fact

Joseph B. Sitton
By: Richard Rieck, Attorney in Fact

Leslie A. Sitton by Richard Rieck attorney in Fact

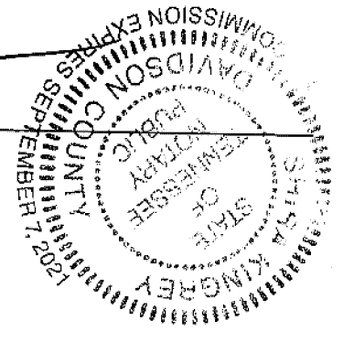
Leslie A. Sitton
By: Richard Rieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Rieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Joseph B. Sitton and Leslie A. Sitton and that he is authorized by Joseph B. Sitton and Leslie A. Sitton to execute this instrument on their behalf.

WITNESS my hand, at office, this 11th day of October, 2019.

Notary Public



# True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022