Karen Johnson Davidson County
Batch# 318120 DEEDWARR
11/21/2019 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20191121-0120335

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023219**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Sumner) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this ~~20th~~ 21st day of November, 2019. Notary Public My Commission Expires: OCT 2 0 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TN

WARRANTY DEED

Address New Owner: Chimen Tovi and Ferhat H. Tovi 505 Turnberry Point Brentwood TN 37027	Send Tax Bills To: Churchill Mortgage Corporation 761 Old Hickory Blvd, Ste 400 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172 09 0 001.00

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, **Robert E. Cahill and Suzanne L. Cahill, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chimen Tovi and Ferhat H. Tovi, husband and wife**, ("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. 1 on the plan of BANBURY ESTATES, of record in Instrument No. 20000921-0094036, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Cahill and Suzanne L. Cahill, husband and wife, by Warranty Deed from Jason Carpenter, of record in Instrument No. 20091215-0114194, in the Register's Office of Davidson County, Tennessee, dated December 11, 2009, and recorded on December 15, 2009.

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 2020 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 BANBURY ESTATES, as recorded in Instrument No. 20000921-0094036.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10369, Page 48, supplemented in Book 10962, Page 516, Book 11218, Page 180, Instrument No's. 20010523-0053234, and amended in Instrument Nos. 20030728-0105031 and 20051020-0126681.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10633, Page 330. Agreement as set forth in instrument recorded in Book 11213, Page 82.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10219, Page 527.

Easement for the flow of the waters of the Sevenmile river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Sevenmile river (or creek), free from diminution or pollution.

This is improved property located at 505 Turnberry Point Brentwood TN 37027

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 20th day of November, 2019.

Robert E. Cahill

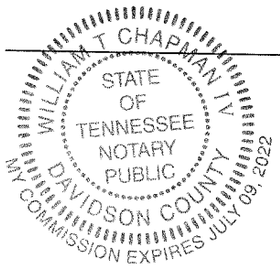
Suzanne L. Cahill

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert E. Cahill and Suzanne L. Cahill, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2019.

Notary Public

My Commission Expires: 

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

