Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 333170 DEEDWARR
12/23/2019 10:11:55 AM 2 pgs
Fees: $13.00 Taxes: $961.63

20191223-0132104

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00**.

Affiant

Subscribed and sworn to before me, this the 17th day of December, 2019.

Notary Public

My commission expires: 05/03/2024

(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
Jennifer Raimondi	NEW OWNER	**Map 151-09-0-A Parcel 288.00co**
809 Kettering Close		
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,

Lynda F. Miller, an unmarried woman

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

Jennifer Raimondi , unmarried

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. 288 on the Final Plat of Long Hunter Chase, Phase 3, Section 2, a Planned Unit Development, of record in Instrument No. 20020926-0117442, 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 Lynda F. Miller, unmarried, by Deed dated July 1, 2015 from Roy D. Albright and wife, Donna M. Albright, of record in Instrument No. 20150708-0066183, 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 as shown in Instrument No. 20020926-0117442, 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 Long Hunter Chase, of record in Book 9430, Page 251, amended in Book 9534, Page 938, and made applicable to Phase 3, Section 2 in Instrument No. 20020930-0118656 and By-Laws of Long Hunter Chase Homeowners' Association, Inc., appended thereto in Book 9430, Page 279, Register's Office for Davidson County, Tennessee. (3) Charter of Long Hunter Chase Homeowners' Association, of record in Book 9433, Page 953, said Register's Office. (4) Conveyance of common area to Long Hunter Chase Homeowners' Association, of record in Instrument No. 20021003-0120427, said Register's Office. (5) All matters shown on the Boundary Plat of record in Plat Book 7900, Page 595, said Register's Office. (6) TVA Easements of record in Book 2336, Page 532, Book 2338, Page 466, Book 4428, Page 568, Book 4446, Page 423, and Book 4535, Page 351, said Register's Office. (7) Easement for drainage ditch of record in Book 4717, Page 515, said Register's Office. (8) Agreement for Dedication to Easement for Water Mains and Appurtenances of record in Book 8197, Page 288, said Register's Office. (9) Easement to Tennessee Telephone Company Corp. of record in Book 9661, Page 919, said Register's Office. (10) Grant Easements to Crossman Communities of Tennessee, LLC of record in Instrument No. 20000906-0088271 and Instrument No. 20000906-0088272, said Register's Office. (11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107415, said Register's Office. (12) Stormwater Detention Agreements of record in Instrument No. 20020718-0086411 and Instrument No. 20040908-0108434, said Register's Office. (13) 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 **809 Kettering Close, 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 **17th** day of **December, 2019.**

Lynda F Miller

Lynda F. Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **17th** day of **December, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON