(1)

Karen Johnson Davidson County
Batch# 337119 DEEDWARR
01/02/2020 09:31:29 AM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20200102-0000155

WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Chichelo and Ronica Chichelo	NEW OWNER	091 16 0K 001.00
(NAME) 34051 CALLE LA PRIMAVERA	(NAME)	
(ADDRESS) DANA POINT CA 92629	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keith Bolton, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Chichelo and Ronica Chichelo, 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:

Unit A as established by the Master Deed or Declaration of Homes At 4306 And 4304 Dakota Avenue Condominiums ("Master Deed"), a horizontal property regime, of record in Instrument No. 201803130023813 as amended in Instrument No. 201905030041628 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B-1 with Private Elements to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property.

Further, being a portion of the same property conveyed to Keith Bolton by Warranty Deed from Jeff Estepp, married dated January 5, 2018 and recorded January 9, 2018 as Instrument No. 20180109-0002867, in said Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed and the legal description has been on the above-referenced Master Deed.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 4304 A Dakota Ave., Nashville, TN 37209

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 30 day of December, 2019.

Keith Bolton

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public for the COUNTY of WILLIAMSON and State of Tennessee, do hereby certify that Keith Bolton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30 of December, 2019.

Notary Public

My Commission Expires:

(SEAL)

R. W. HARDISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 02-25-2023

File Number: HLT-1912870SSO