Karen Johnson Davidson County
Batch# 386844 DEEDWARR
04/16/2020 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20200416-0039874

33089-3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$270,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of April, 2020.

Notary Public

My commission expires: 11.8.21

(AFFIX SEAL)

GREG FAIRBANKS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

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
Chelse Waclawik	New owner	**183-05-0-A-160.00-CO**
5233 Catspaw Drive		
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,

Ronald S. McIntyre and wife, Lisa R. McIntyre

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

Chelse Waclawik , single woman

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. 113 on the Plan of Revision One, Phase Two, Section Five, October Woods, a Residential P.U.D., of record in Plat Book 9700, Page 439, 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 Ronald S. McIntyre and wife, Lisa R. McIntyre, by Warranty Deed dated December 3, 1997, from Claridge Builders Co., LLC, of record in Book 10709, page 682, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

The Plan of record in Plat Book 9700, Page 439, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions, Restrictions and By-Laws for October Woods, of record in Book 9840, Page 276, Supplemental to Section Five, of record in Book 10548, page 503, Register's Office for Davidson County, Tennessee.

Charter for October Woods Homeowners' Association Inc., of record in Book 9840, page 250, said Register's Office.

Easement for Community Telephone Cabinet of record in Book 10766, page 666, said Register's Office.

Dedication of Common Areas as set out in Instrument No. 20000426-0041127, said Register's Office.

Easement to Metropolitan Government for Permanent Drainage of record in Book 8443, page 75, said Register's Office.

This is improved property, known as **5233 Catspaw Drive, 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 **10th** day of **April, 2020.**

Ronald S. McIntyre 4/10/2020

Lisa R. McIntyre 4/10/20

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212