WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 2.19.24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaitlyn Knott	SWBC Mortgage Corp.	051-02-OA-034.00-CO
(NAME)	(NAME)	
2147 Chadwell Retreat Drive	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, Chadwell Retreat LLC, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kaitlyn Knott**, a single woman, hereinafter called the GRANTEE(S), her assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 34A, on the plan of CHADWELL RETREAT TOWNHOMES, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20080702-0068253, as amended of record in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041 and Instrument No. 20180419-0036911, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Chadwell Retreat LLC by Warranty Deed from James W. Dillard, dated 10/22/2007, of record in Instrument 200710240125575, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument 200807020068253, said Register's Office. Said Master Deed was amended of record in Instrument 200809240097122, Instrument 201705150048041, Instrument 201804190036911, and By Laws recorded in Instrument NO. 200807020068254 Register's Office for Davidson County, Tennessee. Deeds Granting Easements for Water Lines of record in Book 5794, Page 97, Book 5794, Page 99, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument 200507120080680, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200709040106023, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage of record in Instrument 200709050106266, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 684955
Warranty Deed TN

Karen Johnson Davidson County
Batch# 390828 DEEDWARR
04/23/2020 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200423-0042810

This is improved ☒ 2147 Chadwell Retreat Drive, Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of April, 2020.

Chadwell Retreat LLC

Danny Roark, President

James Dillard, Vice President

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny Roark and James Dillard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon thier oath acknowledged themselves to be the Presdient and Vice President the within named bargainor, a TN Limited Liability Company, and that they as such President and Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Danny Roark and James Dillard, as such President and Vice President.

Witness my hand and Official seal this 20th day of April, 2020.

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202004230042810

True Copy Certification

I, Brooke Smithson, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY