WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/22/22
(AFFIX SEAL)

Return To:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

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.
Susan R. Chaney and Andrew W. Chaney	Same	Parcel ID: 162 12 0A 036.00
(NAME)	(NAME)	
1029 Brittany Park Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **George A. Collier, Jr. married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew W. Chaney and Susan R. Chaney, 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:

Land in Davidson County, Tennessee and being Lot 36 on the Plan of Brittany Park, Phase IB, as shown by a map of record in Plat Book 9700, Page 610 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

Being the same property conveyed to George A. Collier, Jr. and George A. Collier, Sr. by Warranty Deed from Carlton Enterprises, Inc. dated August 28, 1998 and filed September 3, 1998 of record in Book 11097, Page 81 the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to George A. Collier, Jr. by Quitclaim Deed from George A. Collier, Jr. and George A. Collier, Sr. dated July 26, 2004 and filed August 5, 2004 of record in Instrument No. 20040805-0094217in the Register's Office for Davidson County, Tennessee.

Toni Collier joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

Karen Johnson Davidson County
Batch# 394755 **DEEDWARR**
05/04/2020 09:52:22 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20200504-0046163

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.

unimproved ☐
This is improved ☒ property, known as 1029 Brittany Park 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, 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 April, 2020

George A. Collier, Jr.

Toni Collier

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named George A. Collier, Jr. and Toni Collier., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023