Karen Johnson Davidson County
Batch# 407752 DEEDWARR
05/29/2020 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20200529-0055613

#35429

WARRANTY DEED

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

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 22ND DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: October 2, 2023
(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
Amy Nicole Malo	REGIONS BANK	
(NAME)	(NAME)	
2149 Chadwell Retreat Drive	2050 Parkway Office Cir. RCN-6	051020A04700CO
(ADDRESS)	mail code (ADDRESS) ALBH40602B	
Madison, TN 37115	Birmingham, AL 35244	
(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., a Tennessee Limited Liability Co.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amy Nicole Malo, an unmarried woman**, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 34-B, together with the appurtenant interest in the common elements of Chadwell Retreat Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20080702-0068253, amended in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, Instrument No. 20180419-0036911, and Instrument No. 20190502-0040804, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A2 to the aforementioned Amendment to Master Deed of record in Instrument No. 20180419-0036911, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated 10/22/2007 from James W. Dillard of record in Instrument No. 20071024-0125575, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Instrument 20180419-0036911, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Instrument 20080702-0068253, amended in Instrument 20080924-0097122, Instrument 20170515-0048041, Instrument 20180419-0036911 and Instrument 20190502-0040804, in the Register's Office for Davidson County, Tennessee. By-laws of record in Instrument 20080702-0068254, in the Register's Office for Davidson County, Tennessee. Easement for Water Line of record in Book 5794, Page 97 and Book 5794, Page 99, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument 20050712-0080680, in the Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 20070904-0106023, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage of record in Instrument 20070905-0106266, in the 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 ☐

This is improved ☒ 2149 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 22nd day of May, 2020.

Chadwell Retreat, LLC., a Tennessee Limited Liability Co.

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 President and Vice President the within named bargainor, a Tennessee 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 Dillared, as such President and Vice President.

Witness my hand and Official seal this 22nd day of May, 2020.

Notary Public:
My Commission Expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

