(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 409686 DEEDWARR
06/03/2020 11:56:11 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20200603-0056968

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$350,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2020

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 12/05/2020
(AFFIX SEAL)

MST 2020-0818

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah C. Chandler	Churchill Mortgage Corporation	**172-04-0A-049.00 CO**
(NAME) 1465 Timber Ridge Circle	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua A. Rhodes and Katherine C. Rhodes, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah C. Chandler, unmarried 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. 49 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands) of record in Plat at Instrument No. 20000209-0013331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua A. Rhodes and Katherine C. Rhodes by Warranty Deed from Michael E. Ezell and Elizabeth D. Ezell of record in Instrument No. 20100330-0023693, Register's Office for Davidson County, Tennessee, dated March 29, 2010 and recorded on March 30, 2010.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20000209-0013331, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11356, Page 815, as amended in Book 11629, Page 906; Instrument No. 20020722-0087704 and Instrument no. 20021121-0144877, Register's Office for Davidson County, Tennessee. Easements of record in Book 11189, Page 612; Book 7461, Page 805; Book 9700, Page 773 and Book 11608, Page 467, and Book 7461, Page 773, in the Register's Office for Davidson County, Tennessee.

This property, known as 1465 Timber Ridge Circle, Nashville, TN 37211
(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 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 my/our hand(s) this 1 DAY OF June, 2020.

Joshua A. Rhodes

Katherine C. Rhodes

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Joshua A. Rhodes and Katherine C. Rhodes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of June, 2020.

Notary Public

My commission expires: 4-20-2024

(SEAL)

ANGELA R WINDHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-20-2024

Return To: Ashworth Law Firm, PLLC
237 2nd Avenue South
Franklin, TN 37064