Karen Johnson Davidson County
Batch# 425525 DEEDWARR
06/24/2020 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,045.25
20200624-0068327

WARRANTY DEED

Jennifer Lewis
State of Tennessee Notary Public
County of Rutherford

W-SB-VRES-20-2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 9.20.20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shakira Contreras and Wesley Lamar Poe	NEW OWNER	
(NAME)	(NAME)	**051-02-0A-021.00-CO**
2005 Chadwell Overlook Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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 consideration, the receipt of which is hereby acknowledged, **IAN SALTER, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHAKIRA CONTRERAS AND WESLEY LAMAR POE, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 21 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record as Instrument No. 20080702-0068253 and as amended in Instrument No. 20080924-0097122, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Ian Salter, a married man by Warranty deed from Chadwell Retreat, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160427-0041200 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 27, 2016. (Value of consideration shown in aforementioned deed $189,900.00.) Being also known as 2005 Chadwell Overlook Drive 21 Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Master Deed establishing a Horizontal Property Regime of Chadwell Retreat Townhomes of record in Instrument Number 20080702-0068253, as amended in Instrument No. 20080924-0097122, Register's Office for Davidson County, Tennessee.
- By-Laws of Chadwell Retreat Townhomes Owner's Association, Inc. of record in Instrument Number 20080702-0068254, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Instrument Number 20070327-0036415, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20050712-0080680, in the Register's Office for Davidson County, Tennessee.
- Storm drainage easement of record in Instrument Number 20070905-0106266, in the Register's Office for Davidson County, Tennessee.
- Inspection and maintenance agreement for private stormwater management facilities of record in Instrument Number 20070904-0106023, in the Register's Office for Davidson County, Tennessee.
- Deed to State of Tennessee of record in Instrument Number 20010504-0046033 and Book 3805, page 530, in the Register's Office for Davidson County, Tennessee.
- Sanitary sewer easement of record in Book 4067, Page 967, in the Register's Office for Davidson County, Tennessee.
- Water line easement of record in Book 5794, Page 97 & 99, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2005 Chadwell Overlook Drive, Madison, Tennessee 37115**.

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), their heirs and 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), 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 the 22nd DAY OF JUNE, 2020.

Ian Salter

Lora Salter

Lora Salter, spouse of Ian Salter, hereby joins in this conveyance and does transfer and convey any and all marital interest Lora Salter may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN SALTER, the within named bargainor, 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, this the 22nd of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORA SALTER, the within named bargainor, 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, this the 22nd of June, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, 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 Rutherford

Personally appeared before me, Nick Peters, a notary public for this county and state Jennifer Harris 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: 12-1-20

Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY