Karen Johnson Davidson County
Batch# 434702 DEEDWARR
07/10/2020 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $875.05
20200710-0075306

WARRANTY DEED

KAYLA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2024

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF July, 2020.

Kayla Adams
Notary Public

MY COMMISSION EXPIRES: _____

(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
Chickasaw Properties, LLC, a Tennessee limited liability company	NEW OWNER	07501003400
(NAME)	(NAME)	
923 Oak Vale	330 Franklin Road, Ste 135A	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027-2767	
(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, I/we Benjamin M. Brown and wife, Amy M. Brown, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Chickasaw Properties, LLC, a Tennessee limited liability company, 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 Lot No. 81 on the Plan of Section Twelve, Hermitage Hills of record in Plat Book 4675, Page 125, 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 Benjamin M. Brown, a married man and Amy M. Brown, his wife by Warranty Deed from Dewey R. Hunt, unmarried, dated 02/06/2015 and recorded 02/12/2015, of record in Instrument 201502120012991, 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 ☒ 923 Oak Vale, Hermitage, TN 37076
(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 6th day of July, 2020.

Benjamin M. Brown

Amy Brown

State of Arizona
County of Apache

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Benjamin M. Brown and Amy Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6 day of July, 2020.

Notary Public: Marlen Mankus
My Commission Expires: 8-25-2022

MARLEN CARLEY MANKUS
NOTARY PUBLIC - STATE OF ARIZONA
APACHE COUNTY
COMM. # 550553
MY COMMISSION EXPIRES
08-25-2022

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

True Copy Certification

I, Dakotah Harvey, 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 Sumner

Personally appeared before me, Brenda Shelby, a notary public for this county and state, Dakotah Harvey, 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:

