WARRANTY DEED

Karen Johnson Davidson County
Batch# 453891 **DEEDWARR**
08/10/2020 02:54:43 PM 2 pgs
Fees: $13.00 Taxes: $1,690.53

20200810-0088944

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23

(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
Jonathan L. Chu and Anetta Patterson	New Owner	155150A00300CO
(NAME) 108 Rushing Brook Circle	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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 **Michael Gregory McGaha and Allison Flexer McGaha, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jonathan L. Chu, a single man, and Anetta Patterson, a single woman, as tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), 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. 3 on the Plan of Stonemeade, Section 1, of record in Book 6900, Pages 800-801, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allison Flexer McGaha and husband, Michael Gregory McGaha by Quitclaim Deed from Allison Flexer, now known as Allison Flexer Mcgaha, married, dated 05/23/2014 and recorded 05/27/2014, of record in Instrument 201405270045332, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 800 and 801; (2) Covenants, conditions, easements and restrictions recorded in Book 7701, Page 290 Reaffirmation of Declaration of recorded in Book 8349, Page 43 and Amendment Declaration of recorded in Book 8810, Page 840; (3) Charter of Stonemeade Homeowners Association record in Book 7920, Page 728; (4) Amendment to By-Laws of Stonemeade Homeowners Association of record in Book 8517, Page 992; (5) Quitclaim Deed conveys to Stonemeade Homeowners Association as record in Book 8517, Page 997, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-20-108

unimproved ☐

This is improved ☒ 108 Rushing Brook Circle, Nashville, TN 37221
(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), 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), 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 4th day of August, 2020

Michael Gregory McGaha

Allison Flexer McGaha

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Gregory McGaha and Allison Flexer McGaha**, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of August, 2020.

Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064