THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728399

Karen Johnson Davidson County
Batch# 454196 DEEDWARR
08/11/2020 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20200811-0089370

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Nicolette Cole
Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public
My Commission Expires: _____

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jose Eliseo Cira Chichipan and Angela Marie Wright 5600 Cedar Ash Crossing Antioch TN 37013	New Owner c/o Fairway Independent Mortgage 4201 Marsh Lane Carrollton, TX 75007	Tax Parcel ID No. 164-13-0-028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Asya Colleen Tenette Miller, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Eliseo Cira Chichipan and Angela Marie Wright, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 323, as shown on the map entitled Section One Asheford Crossing, of record in Plat Book 7900, page 937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ASYA C. ADCOCK, by deed from PATRICK STEINER, JR AND WIFE, HEATHER STEINER, of record in Instrument No. 20131024-0110982 , dated October 17, 2013 , said Register's Office.

Asya C. Adcock having since married and is now known as Asya Colleen Tenette Miller.

Rory Townshend Miller joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 164-13-0-028.00.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 9651, page 900, as amended and/or supplemented in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 10717, page 97, Book 11455, page 769, and as Instrument Nos. 20001018-0103441, and 20010418-0038191, said Register's Office.

By-Laws of record in Book 9651, page 925, said Register's Office.

Easement(s) of record in Book 1224, page 257, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10574, page 867, said Register's Office.

Matters shown on the Plan of record in Plat Book 7900, page 937, said Register's Office.

This is improved property located at 5600 Cedar Ash Crossing Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2020.

Asya Colleen Tenette Miller

Rory Townshend Miller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Asya Colleen Tenette Miller and Rory Townshend Miller, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

