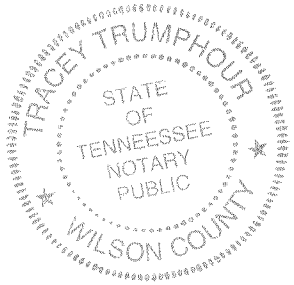
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Keyonna Wilder
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2020.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
Keyonna Wilder	Keyonna Wilder	051020A03700CO
(NAME)	(NAME)	
2103 Chadwell Retreat Drive	2103 Chadwell Retreat Drive	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	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 considerations, the receipt of which is hereby acknowledged, I/we **Chadwell Retreat, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Keyonna Wilder, a single woman**, 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:

Situated in Davidson County, Tennessee, being Unit No. 24B, on the plan of CHADWELL RETREAT TOWNHOMES, a Planned Unit Development, filed as Exhibit to and established by Master Deed of record in Instrument No. 20080702-0068253, as amended of record in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041 and Instrument No. 20180419-0036911, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Chadwell Retreat, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from James W. Dillard, dated 10/22/2007 and recorded 10/24/2007, of record in Instrument 200710240125575, Register's Office for Davidson County, Tennessee; and further being part of the same property conveyed to James W. Dillard by Warranty Deed from Dillard Holdings, LLC, dated 04/11/2007 and recorded 04/12/2007, of record in Instrument 200704120044319, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to Dillard Holdings, LLC by Warranty Deed from Mary Clendening Browder, beneficiary under the last will and testament of Sarah Anne Gardner, deceased, dated 03/08/2005 and recorded 03/17/2005, of record in Instrument 200503170029190, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; Covenants, conditions, easements and restrictions recorded in Instrument 200807020068253, and amended Instrument 200809240097122, Instrument 201705150048041, Instrument 201804190036911, Instrument 201905020040804, Register's Office for Davidson County, Tennessee; Deed Granting Easement for Water Line including terms and conditions thereof as recorded in Book 5794, Page 97, Register's Office for Davidson County, Tennessee; Deed Granting Easement for Water Line including terms and conditions thereof as recorded in Book 5794, Page 99,

Karen Johnson Davidson County
Batch# 486884 DEEDWARR
09/30/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20200930-0112990

202009300112990

Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument 200507120080680, Register's Office for Davidson County, Tennessee; Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement including terms and conditions thereof as recorded in Instrument 200709040106023, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Storm Drainage including terms and conditions thereof as recorded in Instrument 200709050106266, Register's Office for Davidson County, Tennessee; By-laws of record in Instrument 200807020068254, 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 ☒ 2103 Chadwell Retreat Drive, Madison, TN 37115

(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 25th day of September, 2020.

Chadwell Retreat, LLC

Danny Roark

By: Danny Roark, President/Authorized Agent

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Danny Roark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President/Authorized Agent for Chadwell Retreat, LLC, a Tennessee Limited Liability Company, and that he as such, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of September, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

