Karen Johnson Davidson County
Batch# 519577 DEEDWARR
11/20/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.53
20201120-0136947

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

CRT File No. 201030919

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~)Williamson

The actual consideration or value, whichever is greater, for this transfer is: $336,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of November, 2020.

Notary Public
My Commission Expires: 3/17/2024

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adrian Gillogly and Carolyn Gillogly 646 Waywood Circle Antioch TN 37013	New Owner	Tax Parcel ID No. 183 05 0A 102.00

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, **James M. McCutcheon and Cindy M. McCutcheon, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adrian Gillogly and Carolyn Gillogly, husband and wife**, ("Grantees"), its 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 No. 135 on the Plan of Revision One, Phase Two, Section Four, October Woods, of record in Plat Book 7900, Page 909 and amended in Book 9700, Pages 437 & 438, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to James M. McCutcheon and wife, Cindy M. McCutcheon by Warranty Deed from Yazdian Construction, Inc., of record in Book 11471, Page 623, in the Register's Office of Davidson County, Tennessee, dated May 7, 1999 and recorded on May 10, 1999.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Phase Two, Section Four, October Woods, as recorded in Plat Book 7900, Page(s) 909 and amended in Book 9700, Pages 437 & 438.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9840, Page 276 and Book 10548, Page 501.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5047, Page 656 and Book 5047, Page 661.

Easement recorded in Book 8443, Page 75.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9771, Page 560.

This is improved property located at 646 Waywood Circle 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 18th day of November, 2020.

James M. McCutcheon

Cindy M. McCutcheon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James M. McCutcheon and Cindy M. McCutcheon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of November, 2020.

Nathan L Powers
Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021