Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2020.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Notary Public
MY COMMISSION EXPIRES:
File No. G20-11187

Karen Johnson Davidson County
Batch# 546377 DEEDWARR
01/05/2021 10:38:54 AM 2 pgs
Fees: $13.00 Taxes: $1,063.75

20210105-0001426

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicole Tranel (NAME)	New Owner (NAME)	164-10-0A-108-CO
4049 Pineorchard PL (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tiffany Pace Ibido and Lionel Ibido, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Tranel, an unmarried woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 all of Lot No. 267, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tiffany Pace, a single woman by Deed dated August 6, 2004 from J.O Clark Construction, L.L.C, recorded August 15, 2004, in Instrument Number 20040816-0098705, in the Register's Office for Davidson County, Tennessee. The said Tiffany Pace and Tiffany Ibido being one in the same person.

The said Lionel Ibido joins in to convey an marital interest he may have to said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 11588, Page 484 and Book 11669, Page 376; Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071167, Instrument No. 20030527-0071168, Instrument No. 20051103-0133360, Instrument No. 20051103-0133359, Instrument No. 20060724-0089081, Instrument No. 20060724-0089080, Instrument No. 20060724-0089079, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20000929-0096421, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer easements in Instrument No. 20000913-0081248, Instrument No. 20000913-0091249 and Instrument No.

20000913-0091247, Register's Office for Davidson County, Tennessee.

4. Sewer easement in Instrument No. 20000809-0079074 and Instrument No. 19991216-0303934, Register's Office for Davidson County, Tennessee.

5. Permanent easement to Tennessee Telephone Co in Instrument No. 20000824-0083643, Register's Office for Davidson County, Tennessee.

6. Right of Way easement to Bellsouth Telephone in Book 1141, Page 327, Register's Office for Davidson County, Tennessee.

7. Storm water detention agreement in Instrument No. 20000113-0004777 and Instrument No. 20050329-0033458, Register's Office for Davidson County, Tennessee.

8. Charter of Homeowner's Association of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, Register's Office for Davidson County, Tennessee.

9. Bylaws in Book 11648, Page 662 and Instrument No. 20010504-0046261, Register's Office for Davidson County, Tennessee.

10. Common Area conveyed to Homeowner's Association of record in Instrument No. 20010514-0049520 and Instrument No. 20170623-0063574, Register's Office for Davidson County, Tennessee.

11. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4049 Pineorchard Place, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of December, 2020.

Tiffany Pace Ibido

Lionel Ibido

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2020, before me personally appeared Tiffany Pace Ibido and Lionel Ibido, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066