Karen Johnson Davidson County
Batch# 643296 DEEDWARR
05/24/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210524-0070260

WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF MAY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2271LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Christopher Brett Warren and Rebekah Ray Vickery	Pinnacle Bank	
610 Chesterfield Way	150 3rd Ave S. #1000	104 10 0R 036.00
Nashville, TN 37212	Nashville, TN 37201	

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 HEREBY ACKNOWLEDGED, WE,

SANDRA PILLER AND STEVE CALLAS, CO-TRUSTEES OF THE PILLER FAMILY TRUST OF 1998 AS AMENDED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CHRISTOPHER BRETT WARREN, AN UNMARRIED MAN AND REBEKAH RAY VICKERY, 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 Unit 36, The Chesterfield, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120627-0056191, amended at Instrument Nos. 20121025-0098031, 20121227-0119329 and 20130125-0008275, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandra Piller and Steve Callas, Co-Trustees of The Piller Family Trust of 1998 as amended, by Quitclaim Deed from Sandra Piller, A Single Woman of record in Instrument No. 20140905-0081313, in the Register's Office of Davidson County, Tennessee, dated August 28, 2014 and recorded on September 05, 2014.

Being the same property conveyed to Sandra Piller, A Single Woman, by Warranty Deed from National Transfer Services, LLC, A Texas Limited Liability Company of record in Instrument No. 20140731-0068597, in the Register's Office of Davidson County, Tennessee, dated June 20, 2014 and recorded on July 31, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20120627-0056191 as amended in Instrument No. 20121025-0098031; Instrument No. 20121227-0119329 and Instrument No. 20130125-0008275.

4. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 675, Page 668; Book 731, Page 425 and Book 741, Page 516.

5. Easement for Storm Sewer , recorded in Book 1129, Page 133.

6. Easement for Sanitary Sewers and Appurtenances, recorded in Instrument No. 20070302-0025616 and Instrument No. 20120827-0076955.

7. Easement for Storm Drainage and Appurtenances, recorded in Instrument No. 20070409-0041475 .

8. Easement for Waterline and Appurtenances, recorded in Instrument No. 20120827-0077080.

9. Easement recorded in Book 5028, Page 724.

10. Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20070409-0041489.

This is Improved property known as 610 Chesterfield Way, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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.

Witness my hand on the 19 day of May, 2021.

Sandra Piller and Steve Callas, Co-Trustees of The Piller Family Trust of 1998 as amended

Sandra Piller, Co-Trustee

Steve Callas, Co-Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, SANDRA PILLER AND STEVE CALLAS, CO-TRUSTEES OF THE PILLER FAMILY TRUST OF 1998 AS AMENDED, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as co-trustees for said trust for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____(state), this _____ day of May, 2021.

_____

Notary Public

My Commission Expires: _____

SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On 05/19/2021 before me, LISA ANN DELFS, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared SANDRA PILLER & STEVE CALLAS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LISA ANN DELFS
Notary Public - California
Los Angeles County
Commission # 2333317
My Comm. Expires Oct 9, 2024

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 5/19/2021
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SANDRA PILLER
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: STEVE CALLAS
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202105240070260