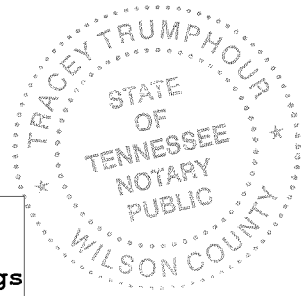
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Van R Bryant II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2022.

Tracey Thumphour
Notary Public

MY COMMISSION EXPIRES: 3.8.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 843313 DEEDWARR
04/21/2022 08:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220421-0045999

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Van R. Bryant II	Wilson Bank & Trust	
(NAME)	(NAME)	
2024 Chadwell Overlook Drive	207 Legends Dr	051020A00900CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon, TN 37087	
(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 Paula L. Gibbs, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Van R. Bryant II and Jessica K. Bryant, husband and wife**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Unit No. 9 of the Chadwell Retreat Townhomes, Pursuant to Master Deed of record in Instrument No. 20080702-0068253 and as amended in Instrument No. 200809240097122, Instrument 201705150048041, Instrument 201804190036911, and Instrument 201905020040804, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Paula L. Gibbs by Warranty Deed from Chadwell Retreat LLC, a Tennessee Limited Liability Company, dated 07/15/2016 and recorded 10/05/2016, of record in Instrument 201610050105457, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument 200807020068253, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200807020068253, Amendments recorded in Instrument 200809240097122, Instrument 201705150048041, Instrument 201804190036911, and Instrument 201905020040804, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4067, Page 967, Register's Office for Davidson County, Tennessee. Deed Granting Easement for Water Lines recorded in Book 5794, Page 97, and Book 5794, Page 99, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement recorded in Instrument 200507120080680, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Storm Water Management Facilities recorded in Instrument 200709040106023, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Storm Drainage recorded in Instrument 200709050106266, Register's Office for Davidson County, Tennessee. By-laws of Chadwell Retreat Townhome Owners Association Inc., 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 ☒ 2024 Chadwell Overlook 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 12th day of April, 2022.

Paula L. Gibbs

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula L. Gibbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2022.

Notary Public:
My Commission Expires: 3.8.2025

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

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4-12-22.

Tracey Trumphour
Affiant
Date: 4-12-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of April, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY