WARRANTY DEED

BOOK 11029 PAGE 786

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Dorothy L. Chatman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7/20/98.

Notary Public

MY COMMISSION EXPIRES: ~~October 17, 1998~~ 10/20/2002

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Middle Tennessee Escrow & Title Co., LLC, 3401 West End Avenue, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon M. Chatman	Southeastern Mortgage of Tennessee	Map 026-06-0/Parcel 59.00
(NAME)	(NAME)	
128 Cheshire Court	115 29th Avenue South	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Jean Ann Sullins, formerly known as Jean Ann Bowers, and husband, Aaron Sullins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vernon M. Chatman and wife, Dorothy L. Chatman, 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 LOT NO. 40 ON THE PLAN OF RE-SUBDIVISION OF WINDSOR GREEN SECTION II, PHASE I, LOTS 27-48, OF RECORD IN PLAT BOOK 6200, PAGE 233, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEAN ANN BOWERS, UNMARRIED BY DEED FROM JEFF D. HARDEE, JR. AND WIFE, MARISSA HARDEE OF RECORD IN BOOK 7710, PAGE 602, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JEAN ANN BOWERS AND JEAN ANN SULLINS ARE ONE IN THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

unimproved ☐
This is improved ☒ property, known as 128 Cheshire Court, Goodlettsville, TN 37072
(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 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. 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.

0465219
IDENTIF. + REFERENCE

98 JUL 22 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

6515 07/22 0101 03CHECK 295.90

Witness my/our hand(s) this 20th day of July, 1998.

Jean Ann Sullins

Aaron Sullins

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 20th day of July, 1998, before me personally appeared Jean Ann Sullins to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be her free act and deed. Witness my hand and official seal.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of July, 1998.

Commission expires: October 17, 1998

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 20th day of July, 1998, before me personally appeared Aaron Sullins to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be his free act and deed. Witness my hand and official seal.

Witness my hand and official seal at Hendersonville, Tennessee this 20th day of July, 1998.

Commission expires: October 17, 1998

GEORGE R. WOODS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

George R. Woods Notary Public

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11029 PAGE 783

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 77000.00	
			CON TX 284.90	
			PRFEE 1.00	
			WDEED 8.00	
			CFEE 2.00	
			TOTAL 295.90	
			CHECK 295.90	
07/22/98	01		09:39 0001 6515	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98052219
IDENTIF. ↑ REFERENCE
046219

98 JUL 22 AM 9:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1322179