WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires SEPT. 28, 2002

THIS INSTRUMENT WAS PREPARED BY
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/10/01 10:41 2pgs
Fees:11.00 Taxes:479.15

20010510-0048645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Chapman	Michael Chapman	53-5-0-12
(NAME) 1272 &1274 Chenne Blvd.	(NAME) 1272;1274 Cheyenne Blvd.	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Nashville, TN 37115	
(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, James M. Burns and wife, Donna P. Burns, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Chapman and wife, Mary Ruth Chapman, 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:

Being Lot No. 152 on the Plan of Sequoia Valley, Section 3, as of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being the same property conveyed to James M Burns , and Wife, Donna P Burns by deed from Sam Y. Venable and wife, Mary Leah Venable of record in Deed Book 6746, page 497, Register's Office for said County.

Subject to all matters as set forth per Plat Book 4460, Page 83, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4048, Page 877; Book 4598, Page 384, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 1272;1274 Cheyenne Blvd., Nashville, 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 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.

Witness my/our hand(s) this 30th day of April, 2001.

James M Burns

Donna P Burns

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James M. Burns and Donna P. Burns the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th Day of April, 2001

My Commission Expire: 9-28-2002

CINDY FREDRICKSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary

My Commission Expires SEPT. 28, 2002

File Number: 12104110

RETURN TO:

Title Connection , Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, Tennessee 37027