WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 26, 2005

(AFFIX SEAL)

STEPHANIE J. WILLIAMS NOTARY PUBLIC LANGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Chatman Jr.	GMAC Mortgage Corporation	069-04-0 020.00
(NAME)	(NAME)	
4009 Meadow Road	6 Cadillac Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218	Brentwood, TN 37027	
(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, Clara M. Reese, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Chatman, Jr. and Gaynelle Chatman, both unmarried, 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. 5 of Block "CC" on the Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office of Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 5 of Block "CC" fronts 100 feet on the westerly side of Meadow Road and extends back 225 feet on the northerly side and 225 feet on the southerly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Clara M. Reese, by deed from Mary S. Nix, Trustee of Nix Family Revocable Living Trust, of record in Book 11048, page 899, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4009 Meadow Road, Nashville, TN 37218

(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 hand this 20th day of August, 2002.

Clara M. Reese

Clara M. Reese

Davidson County DEEDWARR
Recvd: 08/22/02 13:59 2pgs
Fees:13.00 Taxes:332.63

20020822-0101713

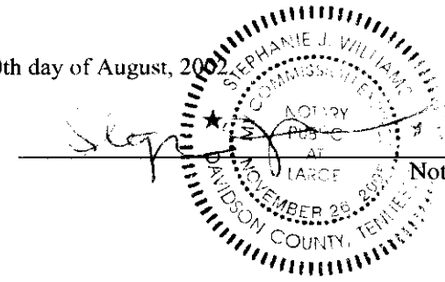
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clara M. Reese, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of August, 2021.

Commission expires:



Notary Public