#6397
Box 13

Davidson County DEEDWARR
Recvd: 09/19/03 08:57 2pgs
Fees:13.00 Taxes:307.10
20030919-0138705

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2003.

NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PARK K. TAYLOR JOHNSON
NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires Dec. 19, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust	Rebecca Riley, Trustee ~~To Be Determined~~ of the 1012 Nesbitt Lane Land Trust	MAP 42-2
(NAME) 1012 Nesbitt Lane	(NAME) 1012 Nesbitt Lane	PARCEL 11
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, 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, **Charles Edward Chilton Jr. and Lavett Denise Bryant** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Riley, Trustee of The 1012 Nesbitt Lane Land Trust** , 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. 47 and a parcel designated as Reserved Parcel "B" on the Plan of Ozark Hills, as of record in Plat Book 3700, Page 20, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot and parcel adjoin and front 77 feet on the easterly side of Nesbitt Drive, and extends back 492.13 feet on the northerly line and 431.35 feet on the southerly line to a line in the rear on which they measure 278.22 feet.

Being the same property conveyed to Charles E. Chilton and wife, Helen J. Chilton by Warranty Deed dated March 28, 1967 from James W. Blair and wife, Betty E. Blair as of record in Book 4188, page 876, Register's Office for Davidson County, Tennessee. Said property being conveyed to Helen J. Chilton by Divorce Decree from Charles E. Chilton as reflected on Docket No. 83D-2140, Clerk's Office for Davidson County, Tennessee. The said Helen J. Chilton having since died and said property being solely vested in Charles Edward Chilton Jr. and Lavett Denise Bryant by Last Will and Testament of Helen J. Chilton of record in Instrument No. 20030310-0031474, Register's Office for Davidson County, Tennessee and also of recorded as reflected by Case No. 02p421 and Vol. 3568, page 657566, Minutes of the Circuit Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1012 Nesbitt Lane, 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 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 29th day of August, 2003.

Charles Edward Chilton Jr.

Lavett Denise Bryant

STATE of Tennessee
COUNTY of Sumner

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles Edward Chilton Jr. and Lavett Denise Bryant, the bargainors, 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 29th day of August, 2003.

My Commission Expires: 12-19-04

JUDY K. TATE-JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires Dec. 19, 2004

Notary Public

File Number23080072

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075