WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 139000.00

Brandon T. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/25/03

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon T Jones	SAME	147-01-057.00
(NAME)	(NAME)	
654 Harding Place	SAME	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	SAME	
(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, **Kristina L. Chapman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brandon T Jones,** A SINGLE MAN, 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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 12/01/03 13:51 2pgs
Fees:13.00 Taxes:514.30
20031201-0172593

unimproved ☐

This is improved ☒ property, known as 654 Harding Place, Nashville, TN 37211

(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 our/my hands this 11/25/03.

Kristina L. Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared KRISTINA L. CHAPMAN the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at DAVIDSON County, Tennessee this 11/25/03.

Commission expires:

GREGG W. CLARKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.
MY COMMISSION EXPIRES: JANUARY 28, 2006

Notary Public

EXHIBIT A

Being Lot No. 476, on the Plan of Caldwell Hall, Section VI, of record in Book 2900, page 148, Register's Office for Davidson County, Tennessee.
Said Lot No 476 fronts 80 feet on the Northerly side of Harding Place and extends back between lines 215 feet on the Westerly line and 188.7 feet on the Easterly line, to a dead line in the rear, measuring 84.1 feet thereon.

Being the same property conveyed to Kristina L. Chapman by Deed from Linda N. McNeilly and Joan McCrann as Co-Executrixes of the Last Will and Testament of Joseph N, Muschler, Jr., deceased and Joan Muschler McCrann, as to 42.5% undivided interest, Linda Muschler McNeilly, individually, as 42.5% undivided interest, Joseph N. Muschler, III, individually, as to 7.5% undivided interest, and Mary Beth Muschler, individually as to a 7.5% undivided interest dated 6/10/03, of record in Instrument # 200306230086043, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants as contained in Book 3221, page 6 and Book 3251, page 543 for said County.