WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 12:24 2 pgs
Fees:12.00 Taxes:0.00
20040809-0095794

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **12TH** DAY OF **JULY**, 2004.

Notary Public

MY COMMISSION EXPIRES: **September 17, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce W. Fields	**(SAME)**	**085-14-0 046.00**
(NAME)	(NAME)	
4086 Port Cleburne Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, **John Chapman and wife Brenda Chapman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joyce W. Fields**, 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. **4-B** on the Plan of **Bainbridge Cluster Homes**, of record in Plat Book **6250**, Page **181**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **John Chapman and wife Brenda Chapman** by deed of record in Instrument 20010622-0066144, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

This instrument is executed on behalf of John Chapman and wife Brenda Chapman by J.J. Love as John Chapman and wife Brenda Chapman's Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20040809-0095793, in the Register's Office for **Davidson** County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **111 Guill Court, Nashville, TN 37214**

(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 **12th day of July, 2004**.

John Chapman by J.J. Love Attorney in Fact

Brenda Chapman by J.J. Love Attorney in Fact

State of TENNESSEE County of DAVIDSON

On this 12th day of July, 2004 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of John Chapman and wife Brenda Chapman, and acknowledged that J.J. Love executed the same as the free act and deed of the said John Chapman and wife Brenda Chapman, through Power of Attorney granted J.J. Love, by the said John Chapman and wife Brenda Chapman.

Notary Public

ANTHONY ELLIS NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

Commission Expires 9/17/07