Davidson County DEEDWARR
Recvd: 12/06/04 10:56 2pgs
Fees:13.00 Taxes:581.64

20041206-0144735

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2004.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Katherine McClernon Chaffin	Wells Fargo Bank, N.A.	105-16
2093 Whitney Avenue	11301 Carmel Commons Blvd. Ste 309	GROUP
Nashville, Tennessee 37210	Charlotte, NC 28226	PARCEL 249

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Fifty Seven Thousand Two Hundred Dollars and Zero Cents ($157,200.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Big Rock Construction, Inc., a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Katherine McClernon Chaffin and husband, Jason M. Chaffin, 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. 60 on the Plan of the Subdivision of the Jane Watkins Tract of record in Book 2, page 108, Chancery Court of Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Big Rock Construction, Inc. by deed dated December 11, 2000 from Virginia B. Sherling of record as Instrument No. 20001215012335l in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property known as 2093 Whitney Avenue, Nashville, TN 37210

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors 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 30th day of November, 2004, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date..

Big Rock Construction, Inc.

By: _____
Bailey Heflin, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bailey Heflin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Big Rock Construction, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2004.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee