File No. 251200771

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/09/06 12:10 3 pgs
Fees:18.00 Taxes:503.20

20060109-0002918

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Chandler	New Owner	Map 5-16
(NAME)	(NAME)	
8050 Jackman Road		Map 9-152
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **J.R. Hagerman, married, sole and separate,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Chandler, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described in part according to a survey by Southern Land Surveying Co., Inc., May 3, 1966, as follows:

Beginning at an iron pin on the northerly margin of Jackman Road located S 63° 30' E 475 feet (erroneously referred to as 375 feet in a previous conveyance of record in Book 5289, page 849, Register's Office for said County) from a corner fronting on said road of the property conveyed to Bobby R. Lunn et ux, by deed from Herschel C. Goodman et ux of record in Book 4183, Page 181, said Register's Office, said point also being the southeasterly corner of the property conveyed to Fred M. Drolick et ux, by deed from Eddie E. Stanley et ux, of record in Book 5006, page 66, Registers' Office for said County; thence, with Drolick's easterly property line, N 3° 30' E 1350 feet, more or less, to a point in the center of Sycamore Creek; thence, with the center of Sycamore Creek, southeastwardly 100 feet, more or less, to a point at the northwesterly corner of the property conveyed to Charles Dean Hudgens et ux, by deed from Howard Allen, et ux, of record in Book 4508, page 364, said Register's Office; thence, with Hudgen's westerly property line, S 3° 30' W 1350 feet to a point on the northerly margin of Jackman Road; thence with said margin of Jackman Road N 59° 00' W 100 feet to the point of beginning and containing 3.07 acres, more or less..

Being the same property conveyed to J. R. Hagerman, married, sole and separate, by deed from Jerry Strange and wife, Linda L. Strange, executed 02/14/01 and filed for record on 02/16/01 in Instrument No. 20010216-0015181, Register's Office for Davidson County, Tennessee.

THE GRANTORS HEREBY MAKE OATH THAT THE DESCRIBED PROPERTY HAS NEVER BEEN THE DOMICLE OF GEORGE P. MIRONOVICH, SPOUSE OF J. R. HAGERMAN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8050 Jackman Road, Joelton, TN 37080

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 ~~30th day of December, 2005~~ 3RD JANUARY 2006.

J.R. Hagerman

STATE OF _____

COUNTY OF _____

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named J. R. HAGERMAN , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that SHE executed the within instrument for the purposes therein contained.

Witness my hand at _____, _____this _____day of _____, 200____.

Commission expires: _____

Notary Public

File Number: [redacted]0771

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

State of California
County of San Diego } ss.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On January 3, 2006 (Date), before me, Kimberly J. Ayers (Printed Name of Notary Public),

personally appeared J. R. Hagerman (Printed Name(s) of Signer(s)),

- [ ] personally known to me - or -
- [X] proved to me on the basis of satisfactory evidence:
  - [X] form(s) of identification CA Drivers License
  - [ ] credible witness(es)

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KIMBERLY J. AYERS
Comm. # 1588638
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires June 18, 2009

(Seal)

Kimberly J. Ayers
Signature of Notary Public

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- [ ] Individual(s)
- [ ] Attorney-in-Fact
- [ ] Corporate Officer(s) _____ (Title(s))
- [ ] Guardian/Conservator
- [ ] Partner - Limited/General
- [ ] Trustee(s)
- [ ] Other _____

representing: _____ (Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

- [ ] Additional Signer(s)
- [ ] Signer(s) Thumbprint(s)
- [ ] Other

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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