WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/06 09:21 2 pgs
Fees:13.00 Taxes:595.70
20060421-0045769

MARK A. ELLMORE, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,000.00

Adam Hetton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michelle J. Chianese	SAME	172-12-B-215
(NAME)	(NAME)	
605 Cobble Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 R. Draper, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle J. Chianese and husband, Vincent Chianese,

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 273 on the Plan of Bradford Hills, Section Eleven, of record in Plat Book 7900, Page 6, and as amended in Plat Book 7900, Page 496, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description.

BEING the same property conveyed to John R. Draper, married, by Warranty Deed from Stephanie Finochio, unmarried, of record in Instrument No. 20050526-0059503, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to John R. Draper by Quitclaim Deed from John R. Draper and wife, Bethany Draper, recorded in Instrument No. 20050526-0059505, Register's Office for said County. J. Russell Draper and John R. Draper are one and the same person.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 605 Cobble Court, 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 my hand this 17th day of April, 2006.

J. Russell Draper, by Adam Hetton attorney-in-fact
John R. Draper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 17th day of April, 2006, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared Adam Helton, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for John R. Draper, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Witness my hand and official seal at Nashville, Tennessee this 17th day of April, 2006.

Commission expires: November 25, 2006

Mark A. Ellmore, Jr. Notary Public

