WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/20/06 13:27 2 pgs
Fees:13.00 Taxes:1087.80

20060620-0073578

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-20-10

(AFFIX SEAL)

CAROL A. CLAWSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-0691

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Chapman	NEW OWNER	083-09-0 315.00
(NAME)	(NAME)	
1507 Gartland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, Charlotte J. Pence and husband, Timothy A. Jenkins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan Chapman and wife, Stephanie Chapman, 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 106 on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Charlotte J. Pence and husband, Timothy A. Jenkins by Warranty Deed dated 03/13/2003 from Stephanie Christian and husband, Van E. Christian, II of record in Instrument No. 20030314-0034706, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1507 Gartland Avenue, Nashville, TN 37206
(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 hands this 2nd day of June, 2006.

Charlotte J. Pence by Andy Allen, Atty in fact.
Charlotte J. Pence by Andy Allen attorney in fact

Timothy A. Jenkins by Andy Allen, Atty in fact
Timothy A. Jenkins by Andy Allen attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Andy Allen, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Charlotte J. Pence and Timothy A. Jenkins, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Charlotte J. Pence and Timothy A. Jenkins. Witness my hand and Notarial Seal this June 2, 2006.

Notary Public

My Commission Expires: 01/24/09

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2006.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission expires:

Notary Public

RETURN TO:
Homeland Title, LLC
1636 General George Patton Drive
Franklin, TN 37067

~~RETURN TO:~~

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216