WARRANTY DEED



MY COMMISSION EXPIRES:
AUGUST 16, 2008

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,900.00

Veronica E. Victory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2007.

Marilyn K. Fisher
Notary Public

MY COMMISSION EXPIRES: August 16, 2008.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Fisher Title Services, LLC, 617 Potomac Place, Suite 401, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason VanAuken	Professional Mortgage Group, Inc.	048-00-0-030.00
(NAME)	(NAME)	
4884 Clarksville Highway	222 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Murfreesboro, TN 37129	
(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, I/WE, **Russell W. Chapman and Kit E. Stephenson**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason VanAuken and wife, Amy VanAuken**, 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 the 14th formerly 24th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the Northerly margin of U. S. Highway 112; 975 feet from the Southwest corner of the tract of land owned by W. H. (Herman) Thompson, being the Southwest corner of this tract; thence leaving said Highway, North 35 degrees East 400 feet to a point; thence South 55 degrees East 100 feet to a point; thence South 35 degrees West 400 Feet to a point in the Northerly margin of said U. S. Highway 112; thence with the margin of same, North 55 degrees West 100 feet to the beginning.

BEING the same property conveyed to Russell W. Chapman and Kit E. Stephenson by deed of record in Instrument #20030710-0095482, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 1849, Page 121, Register's Office for said County.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4884 Clarksville Highway, Whites Creek, TN 37189

(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 30th day of January, 2007.

Russell W. Chapman

Kit E. Stephenson

Davidson County DEEDWARR
Recvd: 02/01/07 13:53 2 pgs
Fees:13.00 Taxes:488.03

20070201-0013398

STATE OF COLORADO

COUNTY OF DELTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Russell W. Chapman and Kit E. Stephenson the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Paonia Colorado

Witness my hand and official seal at ~~Smyrna, Tennessee~~ this 30th day of January, 2007.

Commission expires: 11-3-10

Karla Gilstrap

Notary Public

KARLA GILSTRAP
NOTARY PUBLIC
STATE OF COLORADO