Box 8

Davidson County DEEDWARR
Recvd: 03/30/07 14:24 2 pgs
Fees:13.00 Taxes:1091.50
20070330-0038408

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Caroline Anderson	JPMorgan Chase Bank, N.A.	091-16-0
4002 Nevada Avenue	P.O. Box 182911	GROUP
Nashville, Tennessee 37209	Columbus, Ohio 43272-5537	PARCEL 338.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Two Hundred Ninety Five Thousand Dollars and Zero Cents ($295,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Louis C. Chanatry and wife, Rita G. Chanatry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Caroline Anderson, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 29 in the Subdivision of the Philip S. Stump reserved Tract of land, a plan of which is of record in Plan Book 2, page 78, Chancery Court at Nashville, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Louis C. Chanatry and wife, Rita G. Chanatry, by deed dated November 18, 2005, from Clifford Foster, a single person, and Susan Henderson, a single person, of record as Instrument No. 20051129-0143563 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to all matters shown on the plan of record in Plan Book 2, page 78, Chancery Court at Nashville, Tennessee, and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 4002 Nevada Avenue, Nashville, Tennessee 37209

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 29th day of March, 2007.

Louis C. Chanatry

Rita G. Chanatry

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Louis C. Chanatry and Rita G. Chanatry, 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.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of March, 2007.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY