WARRANTY DEED 10737

Davidson County DEEDWARR
Recvd: 07/24/07 10:29 2 pgs
Fees:13.00 Taxes:710.40

20070724-0087704

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$192,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-16-11
(AFFIX SEAL)

KRISTIN L. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juanell Chapman	Same	**150-15-0-B-024.00 CO**
(NAME)	(NAME)	
128 Painter Drive	same	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Same	
(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, **Grand Developers, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Juanell Chapman and wife Nicole 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:

Land in Davidson County, Tennessee, being Lot No. 24 on the Final Plat of Edison Park, (formerly Painter)of record in Instrument No. 20060726-0090090, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Grand Developers, LLC by deed recorded in Instrument No., 20060914-0113705, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **128 Painter Drive, Antioch, TN 37013**

(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 10th day of July, 2007.

Grand Developers, LLC

By:
Phillip Saindon, Chief Manager

State of Tennessee County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Phillip Saindon, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Grand Developers, LLC, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 10th day of July, 2007.

Commission Expires:8/20/07

Notary Public

LORI HOLLOWAY
NOTARY PUBLIC AT LARGE
CO
RUTHERFORD TENN.