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File No. 271001237

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/07 10:09 2 pgs
Fees:13.00 Taxes:486.55

20071031-0128214

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,500.00**

Peggy A. Chapman
Affiant

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

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy A. Chapman	**Prime Trust Bank**	**Map 43-06** **Parcel 199**
(NAME) **533 Roosevelt Ave.**	(NAME) **7516 Highway 70 South, Ste 110**	
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Nashville, TN 37221**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jerry M. Hargis,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peggy L. Chapman, a single female and James L. Chapman, a single male, as Joint Tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in the State of Tennessee, Davidson County, described as follows, to-wit:

LAND in Davidson County, Tennessee, Being Lot No. 71 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 71 fronts 73 feet on the North side of Roosevelt Avenue and runs back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Jerry M. Hargis by Quitclaim Deed dated August 15, 2007, from Jerry Mack Hargis Family Limited Partnership, of record by Instrument No. 20070820-0099386, said Register's Office and by Quitclaim Deed dated July 13, 2007, from Joe L. Crockett and wife, Marilyn M. Crockett, of record by Instrument No. 20070717-0084987, said Register's Office. Also by Quitclaim Deed dated February 22, 2006, of record by Instrument No. 20060302-0024555, and by Quitclaim Deed dated November 13, 1998, of record in Book 11217, Page 779, said Register's Office. Also being the same property conveyed to Jerry M. Hargis and wife, Ann F. Hargis and Joe L. Crockett and wife, Marilyn M. Crockett by Warranty Deed dated September 26, 1986, from George Stone and wife, Sharon Stone, of record in Book 6993, Page 53, Register's Office for Davidson County, Tennessee.

This is not the principal residence of the herein named Grantor.

This conveyance is further subject to taxes for the year 2008, and subsequent years, easements and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **533 Roosevelt Ave., Madison, TN 37115**

(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 30th day of October, 2007.

Jerry M. Hargis

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jerry M. Hargis the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of October, 2007.

Commission expires: 8/23/201

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

File Number: 271001237

RETURN TO:

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