Davidson County DEEDWARR
Recvd: 02/15/08 16:02 2 pgs
Fees:13.00 Taxes:662.30

20080215-0015358

WARRANTY DEED

DAVIDSON COUNTY ANGIE L. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$179,000.00**

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: November 22, ~~2008.~~ 2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew W. VanCleve	First State Bank	**083-010-122**
(NAME)	(NAME)	
944 Sharpe Avenue	2796 N. Highland, Suite C/D	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Jackson, TN 38305	
(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, **Jeffrey Chalbeck and Stasia Chalbeck, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew W. VanCleve and Kelly R. VanCleve, husband and wife** 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 the westerly 10 feet of Lot No. 29 and the easterly 40 feet of Lot No. 31 on the Plan of W.H. Hyronemus Addition to Nashville, of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Said part of Lot Nos. 29 and 31 adjoin and front together 50 feet on the southerly margin of Sharpe Avenue and extends back 168 feet on the easterly and westerly parallel line, to a line rear measuring 50 feet thereon.

BEING the same property conveyed to Jeffrey Chalbeck and Stasia Chalbeck, husband and wife by Warranty Deed from Andre K. Williams, a married man dated June 1, 2007 and filed for record in Instrument No. 20070601-0065468 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to all restrictions, easements and planning documents of record, and current years taxes and subsequent years, a lien not yet due and payable.

unimproved ☐

This is improved ☒ property, known as **944 Sharpe 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 **14th day of February, 2008.**

Jeffrey Chalbeck

Stasia Chalbeck

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appearedJeffrey Chalbeck and Stasia Chalbeck, husband and wife with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed

Witness my hand and official seal at Nashville, Tennessee this 14th day of February, 2008.

Commission expires: November 22, 2008

Darris Billingsley Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY