File No. 280200397

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/08 12:44 2 pgs
Fees:13.00 Taxes:513.93
20080305-0022142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$138,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2008.

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

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
Daniel S. Chapman	Same	**Map 94 - 01** **Parcel 298**
(NAME) **1421 Sevier Court**	(NAME)	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS)	
(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, WE,

Calvin L. Tate and wife, Connie Tate,

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

Daniel S. Chapman, a single man

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

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 120 on the Map of Shelby Village No. Two, as of record in Book 1835, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 120 fronts 68 feet on the Northerly side of Sevier Court and runs back 155.8 feet on the Westerly line and 85 feet on the Easterly line to a dead line in the rear, measuring 92.1 feet thereon.

BEING the same property conveyed to Calvin L. Tate and wife, Connie Tate by Warranty Deed dated July 12, 2007, from Vera R. Lilley, of record by Instrument No. 20070716-0084587 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement 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 **1421 Sevier Court, 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 GRANTEE(S), HIS 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), HIS 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 the **29th day of February, 2008.**

Calvin L. Tate

Connie Tate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Calvin L. Tate and wife, Connie Tate**, 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 they executed the within instrument for the purposes therein contained.

Witness my hand at office this **29th day of February, 2008.**

Commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

File Number: 280200397

RETURN TO:
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072