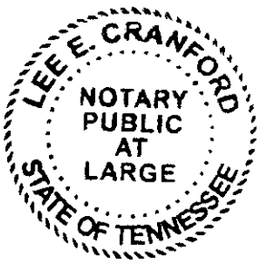
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-9-12
(AFFIX SEAL)

(1)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harley E. Sexton IV	M & T Bank	161-10-0-014.00
(NAME)	(NAME)	
5179 Ashley Drive	700 Interstate Park	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Montgomery, AL 36109	
(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, Terry B. Chappell and wife, Betty Ann Chappell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Harley E. Sexton IV and wife, Melissa K. Sexton, 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. 98 on the Plan of Huntington Park, Section I, as of record in Book 4175, Page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 98 fronts 80.0 feet on the westerly side of Ashley Drive and extends back between lines 180.6 feet on the North line and 124.0 feet on the south line to a dead line in the rear, which is a broken line, measuring 120.0 feet thereon, more or less.

Being the same property conveyed to Terry B. Chappell and wife, Betty Ann Chappell, by Warranty Deed dated July 12, 1974 from James E. Prestridge and wife, Betty Ann Prestridge of record in Book 4834, Page 122, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as 5179 Ashley Drive, Nashville, TN 37211

(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.

Davidson County DEEDWARR
Recvd: 05/16/08 12:07 2 pgs
Fees:13.00 Taxes:715.95
20080516-0050582

Witness our hands this 12 day of May, 2008.

Terry B. Chappell

Betty Ann Chappell

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry B. Chappell and Betty Ann Chappell, 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 Franklin, Tennessee this 12 day of May, 2008.

Commission expires: November 14, 2009

Notary Public

Tammie N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC