WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/09 11:06 2 pgs
Fees:13.00 Taxes:7.40

20090309-0020674

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad Chaffin	CHAD CHAFFIN	105-4-240.00
(NAME)	(NAME)	
3334 Vestry Ave.	3334 Vestry Ave	
(ADDRESS)	(ADDRESS)	
Murfreesboro TN 37129	Murfreesboro TN 37129	
(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,

Doyle Ford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chad Chaffin,

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 south half of the east half of Lot No. 471 in Maury and Claiborne's Addition to Nashville, a plan of which is of record in Book 21, Pages 84 and 85, Register's Office for said County.

Said part of Lot No. 471 fronts 35 feet on the westerly side of Fairfield Avenue, and runs back between parallel lines 92 feet to a dead line, and is bounded on the south by Lot 470 on said plan.

Being the same property conveyed to Doyle Ford and wife, Gale W. Ford and Leonard J. Brunson and wife, Doris H. Brunson, as tenants in common by Quitclaim Deed of record in Book 6388, page 712, the said Leonard J. Brunson having since died, and the said Doris H. Brunson having quitclaimed her interest to Doyle Ford by Quitclaim Deed in Book 8612, Page 430, and in Book 9320, Page 95, Register's Office for Davidson County, Tennessee. The said Gail W. Ford having since quitclaimed her interest to Doyle Ford by Quitclaim Deed of record in Instrument Number ✱ _____, Register's Office for Davidson County, TN.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

✱20090309-0020673

unimproved ☒
This is improved ☐ property, known as 14 Fairfield Avenue, Nashville, TN 37210
(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 my hand this 19th day of February, 2009.

Doyle Ford,

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Doyle Ford, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of February, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore Notary Public

