BILL GARRETT, Davidson County,
Trans:T20090083466 DEEDWARR
Recvd: 12/10/09 12:51 2 pgs
Fees:13.00 Taxes:828.80
20091210-0112968

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$224,000.00~~
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS day of November 2009.
Notary Public
MY COMMISSION EXPIRES 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd., Ste, 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Chaffer and Lori Chaffer	New Owner	183-00-0-035.00
(NAME) 4005 Twin Oaks	(NAME)	
(ADDRESS) Antioch, TN	(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Rex A. Joiner and Ann L. Joiner**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Chaffer and Lori Chaffer**, 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: Beginning at an iron pin on the north margin of a public road and at the southeast fence corner of the Kensey property running with Kensey's east fence line N. 2 deg. 22' E 633.84 feet to an iron pin on the southerly margin of a creek; thence 588 deg. 05' E 383.10 feet to an iron pin in a fence line; thence S 2 deg. 15' W 200 feet to an iron pin; thence N 88 deg. 05' W 258 feet to an iron pin; thence S 2 deg. 20" W 432.48 feet to an iron pin in a fence line on the northerly margin of a public road; thence with said fence line N 88 deg. 40" W 125.75 feet to the point of beginning and containing 3.16 acres, more or less.

Being the same property conveyed to Ann L. Joiner and husband Rex A. Joiner by Warranty Deed from E.C. Crouch and wife, Margie Crouch, dated August 15, 2006 and recorded in Instrument No.20060821-0102637, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4005 Twin Oaks, Antioch, TN

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, has 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 10 day of **November, 2009.**

Rex A. Joiner

Ann L. Joiner

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, **Rex A. Joiner and Ann L. Joiner**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of **November, 2009.**

Notary Public

My commission expires: 2-17-11

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF ARIZONA
MARICOPA COUNTY
JEAN K. MAITHA
COMMISSION # 228104
MY COMM. EXPIRES FEBRUARY 17, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212