| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Robert F. Heacox<br>2405 Vaulx Lane<br>Nashville, TN 37204 | new owner | 118-01-0-398.00 |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $357,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2010.

Notary Public

My Commission Expires: 01/07/2013
(Affix Seal)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212
R-VRES-10-2405

BILL GARRETT, Davidson County
Trans:T20100025288 DEEDWARR
Recvd: 04/28/10 10:53 2 pgs
Fees:13.00 Taxes:1320.90
20100428-0032221

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Chad Ernest Chapin, Married, and wife, Teryn Chapin, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Robert F. Heacox, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 on the Plat of Edgar C. Allen's Subdivision of Lot 7 of the W.W. Henry Tract, as shown on plat of record in Plat Book 974, Page 28, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of said lot fronts 54 feet on the westerly side of Vaulx Lane, formerly Kirkman Avenue, and runs back between lines, 111 feet on the northerly line, and 124.5 feet, more or less, on the southerly line, with the northerly line of Dan B. Yearwood Property, to a five foot ditch, measuring 56 feet, more or less thereon.

Being the same property conveyed to Chad Ernest Chapin, Married, by Warranty Deed from Wayne E. Morris, unmarried, dated July 3, 2008, of record in Instrument No. 20080714-0071846, Register's Office for Davidson County, Tennessee.

Teryn Chapin joins this conveyance for the purpose of conveying any title, rights and interest she may have in said property.

This conveyance is made subject to (1) Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **2405 Vaulx Lane, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **April, 2010.**

**GRANTOR(S)**

Chad Ernest Chapin

Teryn Chapin

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Chad Ernest Chapin and Teryn Chapin** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **20th** day of **April, 2010.**

L. M.

Notary Public

My Commission Expires:

