# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120099896 DEEDWARR
Recvd: 12/31/12 09:55 2 pgs
Fees: 13.00 Taxes: 166.50
20121231-0120505

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-22-13

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Charles Chapman | | 04302000100 |
| (NAME) | (NAME) | |
| 1118 Snow Avenue | Same As New Owner | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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, I, **Michael Richardson, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Chapman, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A Tract of Land located in the 11th Civil District of Davidson County, Tennessee and being parts of Lots No. 33 and 24 on the Map of the Dixie Pure Food Subdivision of record in Plat Book 161, Page 113, R.O.D.C., Tennessee and being part of a plan of the Subdivision of said Lot No. 33 as of record in Plat Book 421, Page 42, said Register's Office. The part of said Lot 33 here conveyed is described as follows, to-wit:

Beginning at an iron pin, in the northerly right-of-way of Snow Avenue and being the southwest corner of parcel #2, and being the southeast corner of this tract, Thence: with the northerly right of way of Snow Avenue, N 83-00-00 W, 192.85' to an hon pin. Thence: N 17-58-42 E, 205.77' to an iron pin at a fence corner. Thence: S 81-10-30 E, 126.15' to an iron pin at a fence corner. Thence: S 00-55-50 E, 199.90' to an iron pin at the point of beginning, containing .743 acres more or less, all according to the survey dated October 27, 2003 by Cantrell, Kemp, LLC, R.L.S. #1638.

Being the same property conveyed to Michael Richardson and wife, Darlene Grimes Richardson by Deed from Jeffary Alan Holley and wife, Patricia Ann Holley, dated 11/05/2003 and filed for record on 11/12/2003 in Instrument 200311120165522, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael Richardson by Deed from Darlene Grimes Richardson, dated 03/10/2010 and filed for record on 04/06/2010 in Instrument 201004060025777, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters on the plat of record in Plat Book 161, Page 113 and Plat Book 421, Page 42, said Register's Office.

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 1118 Snow Avenue, Madison, TN 37115
(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), their heirs and/or 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), their heirs and/or 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 28th day of December, 2012.

Michael Richardson

State of Tennessee
County of Sumner

Personally appeared before me Michael Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2013.

Notary Public Brenda Huntsman
My Commission Expires: 10-22-13

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1531 Hunt Club Blvd Suite 106**
**Gallatin, TN 37066**