131.40

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

BILL GARRETT, Davidson County
Trans:T20130089179 DEEDWARR
Recvd: 10/16/13 13:46 2 pgs
Fees:13.00 Taxes:118.40
20131016-0108114

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $32,000.00.

Affiant

Sworn to and subscribed before me this 15 day of Oct, 2013.

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Neil Chaffin, etux	Same	07005003100
2173 Grenny Wright Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Araminta Williams and Talton Williams**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Neil Chaffin and wife, Sandra Chaffin**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

Land in Davidson County, Tennessee, being part of Lot No. 13 on the Map of Alpine Terrace, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee, described as follows:

PARCEL "A": Beginning at a point on the southerly margin of an alley, at the intersection of the southerly margin of said alley and the westerly margin of a proposed alley, said point being 200 1/2 feet, more or less, westerly from the westerly margin of Stivers Street; thence with the margin of said proposed alley, southwardly 164 feet to a point; thence with the northerly margin of said proposed alley, westwardly 70 feet to the easterly margin of another alley; thence northwardly, with the easterly margin of said alley, 150 feet to a point in the southerly margin of the first-

mentioned alley; thence with the southerly margin of said alley, eastwardly, 140 feet to the beginning.

Being the same property conveyed to Araminta Williams by deed from Johnny Burroughs and wife, Linda Burroughs, of record in Instrument No. 20131016-0108113, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind myself, my heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 15 day of, October, 2013.

Talton Williams
TALTON WILLIAMS

Araminta Williams
ARAMINTA WILLIAMS

State of Tennessee)
County of Davidson)

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

WITNESS my hand and official seal this 15 day of October, 2013.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14