WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029507 DEEDWARR
Recvd: 04/30/14 13:45 2 pgs
Fees:13.00 Taxes:2155.25
20140430-0036360

AMY C. SCHLEIER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John W. Chaffin	New Owner	130-05-0A-015.00
(NAME)	(NAME)	
115 Bellebrook Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, 115 Bellebrook Circle, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John W. Chaffin and Lynn K. Chaffin, husband and wife, 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 Lot 15, as shown on the map entitled the Plan of Bellebrook, of record in Book 5200, Page 442 and amended in Book 5982, Page 32 and Book 6087, Page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John L. Sawyers and wife, Julie E. Sawyers, by deed from Katherine Frances Shears, of record in Book 11027, Page 606, dated July 20, 1998, said Register's Office. Being further conveyed to 115 Bellebrook Circle, LLC by Quitclaim Deed from John L. Sawyers and wife, Julie E. Sawyers, of record in Instrument No. 20071025-0126425, dated October 25, 2007, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 115 Bellebrook Cir., Nashville, TN 37205
(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. 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.

Witness my hand this 25th day of April, 2014.

115 BELLEBROOK CIRCLE, LLC

John L. Sawyers
Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John L. Sawyers**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **115 Bellebrook Circle, LLC**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 25th day of April, 2014.

My Commission Expires:
12-21-14

Notary Public,

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY