BILL GARRETT, Davidson County
Trans:T20140047327 DEEDWARR
Recvd: 07/02/14 13:58 2 pgs
Fees:13.00 Taxes:869.13
20140702-0058392

FOR OFFICIAL USE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS June 27, 2014.

Notary Public

MY COMMISSION EXPIRES: 2/4/2015
(AFFIX SEAL)

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #14-0301

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Crawford Slaughter and Claire Watson	FEM BANK	72-4-199
(NAME) 1406 Ardee Avenue	(NAME) 50 FRANKLIN ST.	
(ADDRESS) Nashville,TN 37216	(ADDRESS) CLARKSVILLE TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ivan F. Chester and Elizabeth L. Chester, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Crawford Slaughter, an unmarried man and Claire Watson, an unmarried woman,** 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 the northerly 66 2/3 feet of Lots Nos. 17 and 24 of Block "F" on the Map of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee.

Said Lot fronts 66 2/3 feet on the westerly side of Ardee Avenue and runs back b between lines 183 fee on the southerly line and 288 feet, more or less on the northerly line to a dead line in the rear, measuring 66 2/3 feet thereon.

Being the same property conveyed to Ivan F. Chester and Elizabeth L. Chester, husband and wife, by Quitclaim Deed from Ivan F. Chester, a single person and Elizabeth R. Looney, a single person, tenants in common with right of survivorship, recorded June 15, 2012 in Instrument Number 20120615-0052482, Register's Office for Davidson County, Tennessee; and further by Affidavit of Scrivener's Error recorded June 16, 2008 in Instrument Number 20080616-0062048, Register's Office for Davidson County, Tennessee; and further conveyed to Ivan Chester and Beth Looney, Tenants in common with right of survivorship, by Warranty Deed from Jessica Lindsey Aston, unmarried, recorded April 15, 2008 in Instrument Number 20080415-0038132, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 1406 Ardee Avenue, Nashville, TN 37216
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **27th** day of **June, 2014.**

Ivan F. Chester

Elizabeth L. Chester

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, the undersigned Notary, personally appeared **Ivan F. Chester and Elizabeth L. Chester,** known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument for the purpose herein contained, and who acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on this the 27th day of June, 2014.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY