| Davidson County | DEEDWARR |
|---|---|
| Recvd: 12/22/14 12:22 | 2 pgs |
| Fees:13.00 Taxes:869.50 | |
| **20141222-0116864** | |

# WARRANTY DEED

2014-109

State of Tennessee

County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Tori Chastain Harris
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of December, 2014.

Laura Matherne
Notary Public,

(Affix Seal)

3-25-18
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
725 Cool Springs Blvd., Suite 201
Franklin, TN 37067

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Eric D. Mapson<br>6460 Paddington Way<br>Antioch, TN 37023 | Primary Residential Mortgage<br>1480 North 2200 West<br>Salt Lake City, Utah 84116 | 151.09-0A-339.00<br>CO |

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 consideration, the receipt of which is hereby acknowledged, I/we, **JCH Development Co., Inc.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Eric D. Mapson, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 6460 Paddington Way, Town of Antioch, 37013, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot # 258 of the Long Hunter Chase, phase 3, Section 3A of Record in Instrument # 200810140103114 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said Lot:

Being the same property conveyed to JCH Development Company, Inc. from Imogene Mackey Phelps, a 1/5 undivided interest; Neva Gay Mackey Coats, a 1/5 undivided interest, Maxie C. Mackey, a 1/15 undivided interest; Linda Mackey Spinosa, a 1/30 undivided interest; Nancy Mackey Roberts, a 1/30 undivided interest; Carolyn M. Demerick, a 1/30 undivided interest; and Dianne M. Crowell, a 1/30 undivided interest by Warranty Deed dated December 23, 1988 recorded December 30, 1988 in Book 7739, page 657 Office for Davidson County, Tennessee.

( ) **unimproved**
This is (✓) **improved property know as** 6460 Paddington Way, Antioch, TN 37013.

**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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 gender**

Witness my/our hand(s) this the 18th day of December, 2014.

JCH Development Co., Inc.
By: John C. Hayes, Jr., President

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee )
County of Davidson )

Before me, the undersigned authority of the state and county mentioned, personally appeared John C. Hayes, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President ( or other officer authorized to execute the instrument) of JCD Development Co., Inc., the within named bargainor, a limited liability company, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the a limited liability company as President.

Witness my hand and seal this 18th day of December, 2014.

NOTARY SIGNATURE
Notary Expires: 10-28-15

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017