Davidson County	DEEDWARR
Recvd: 05/29/15 11:17	2 pgs
Fees:13.00 Taxes:684.13	
20150529-0049657	

151779

WARRANTY DEED

File #15125

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy F. Collier	Guaranty Trust Co.	075-11-0-014.00 & 075 11 0 231.00
(NAME)	(NAME)	
653 Highland View Court	316 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, I, **Curtis E. Chaffin and wife, Jean R. May Chaffin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Judy F. Collier, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT ONE:
Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Section 2, Highlands of Tulip Grove of record in Plat Book 4675, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leon Sharber Trustee by Quitclaim Deed from Curtis E. Chaffin and wife, Jean R. May Chaffin of record in Book 6231, Page 54, Register's Office for Williamson County, Tennessee, dated February 07, 1984, and recorded on February 14, 1984 and within the same deed the said Leon Sharber, Trustee conveyed his interest in the subject property to Curtis E. Chaffin and wife, Jean R. May Chaffin.

TRACT TWO:
Being part of a reserved parcel situated at the southerly extremity of Highland View Court cul de sac as shown on the Plan of Highlands of Tulip Grove, Section 2, of record in Book 4615, page 33, Register's Office for Davidson County, Tennessee, and shown as Parcel A on survey made by John D. McCormick, surveyor and entitled "Division of Reserve Parcel" and more particularly described as follows:

Commencing at the point of intersection of the northerly margin of Highland View Court cul de sac with the southerly margin of Lot 14 as shown on Plan of Highlands of Tulip Grove, Section 2, of record in Book 4615, page 33; thence S 81° 53' E, 177.45 feet to an iron pin (erroneously referred to as "S 811 53' E, 177.45 feet" in prior deed of record); thence S 9° 37' 2" E, 17.79 feet to an iron pin; thence S 87° 27' 30" W, 217.4 feet to a point; thence N 17° 48' E, 8.1 feet to a point on the southerly margin of said Highland View Court cul de sac; thence with the curving southeasterly margin of said cul de sac in a northeasterly direction 61.74 feet to the point of beginning.

Being the same property conveyed to Curtis E. Chaffin and wife, Jean M. Chaffin, by Warranty Deed from John G. Doak, Trustee, with full power to mortgage, sell, transfer and convey or otherwise encumber any part or all of the same without the joinder of any beneficiary, dated 9/7/1984, recorded 9/10/1984 in Book 6378, page 179, in the said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 653 Highland View Court, Hermitage, TN 37076
(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.

Witness my hand this 28th day of May, 2015.

Curtis E. Chaffin

Jean R. May Chaffin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Curtis E. Chaffin and Jean R. Chaffin,** the bargainors, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018