WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 9/2017
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150047867 DEEDWARR
Recvd: 06/16/15 14:24 2 pgs
Fees:13.00 Taxes:344.10
20150616-0057324

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Thomas	NEW OWNER/SAME ADDRESS	072 06
(NAME)	(NAME)	(MAP)
9619 Deer Track Court		0083.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Sandra Choate, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chris Thomas, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 62.5 feet of Lot M on the Corrected Plat of E. J. Childers Subdivision of J. H. Ambrose Tract, of record in Plat Book 332, Page 134, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Elvira Avenue and runs back between lines 275 feet, more or less, on the westerly line and 268 feet, more or less, on the easterly line to a dead line in the rear on which it measures 50.4 feet.

Being the same property conveyed to Horace E. Choate and wife, Sandra Choate by Quitclaim Deed from Horace E. Choate, of record in Book 11500, Page 861, Register's Office for Davidson County, Tennessee. Horace E. Choate having since died.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1015 Elvira Ave., Nashville, Tennessee 37216

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/our hand(s) this 15th day of June, 2015.

Sandra Choate

Sandra Choate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandra Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of June, 2015.

Jennifer D. Stacey

Notary Public

My Commission Expires: 9/20/17

