WARRANTY DEED

File #15657

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150067972 DEEDWARR
Recvd: 08/13/15 14:43 2 pgs
Fees: 13.00 Taxes: 111.00

20150813-0081317

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-5-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anchor Development, LLC , a	Anchor Development, LLC	-119-01-0-151.00
(NAME)	(NAME)	
314 Rose Street	PO Box 120436	
(ADDRESS)	(ADDRESS)	
Nashville,, TN	Nashville TN 37212	
(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, **Neil B. Chaffin and wife, Sandra K. Chaffin,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anchor Development, LLC , a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, "being Lot No. 150 on the Map of Overhill City and W. H. Fox's Subdivision of Blocks Nos. 14, 15, 16, 20, 21, 29 and 30 of Cumberland Nurseries, as of record in Book 332, Page 21, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 150 fronts 50 feet on the North side of Rose Street and runs back between parallel lines with the west margin of Dortch Avenue, 150 feet to an alley in the rear.

Included in the above description, but excluded from this conveyance, is that portion of Lot No. 150 which was condemned for highway purposes as described in Consent Judgement of record in Book 4386, page 875, record of Davidson County, more particularly described to-wit:

Beginning at a point in the Westerly margin of Dortch Avenue 98 feet North of the North margin of Rose Avenue; thence South 84 degrees 39' West 50.9 feet to W. H. Smith's East boundary; thence with said boundary Northwardly 50.5 feet to the Southerly margin of an alley; thence with said alley Eastwardly 50 feet to the Westerly margin of Dortch Avenue; thence with said margin South 6 degrees 08' West 52 feet to the point of beginning.

Being the same property conveyed to Neil B. Chaffin and wife, Sandra K. Chaffin by Warranty deed from Raymond J. Austin and wife, Frankie M. Austin of record in Book 7038, page 44, Register's Office for Davidson County, Tennessee, dated November 10, 1986 and recorded on November 12, 1986.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved x
This is improved property, known as 314 Rose Street, Nashville,, TN

(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 11th day of August, 2015.

Neil B. Chaffin

Sandra K. Chaffin

STATE OF Tennessee

COUNTY OF Davidson

I, Daniel Heard, a Notary Public of the County and State first above written, do hereby certify that Neil B. Chaffin and Sandra K. Chaffin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11th day of August, 2015.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027