Davidson County	DEEDWARR
Recvd: 08/17/15 15:53	2 pgs
Fees:13.00 Taxes:555.00	

20150817-0082671

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 8, 2018

GRN-153215

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Goodwin	SWBC Mortgage Corp.	Map 117-11-J
(NAME)	(NAME)	
2025 Woodmont Blvd. #243	9311 San Pedro # 100	Parcel 243.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Antonio TX. 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Robert D. Chaffin, Jr. and wife, Camille Chaffin and Robert D. Chaffin, Sr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela Goodwin, married 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 Unit No. 243, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed, of record as Instrument No. 20040209-0015685, re-recorded as Instrument No. 20040212-0017074, Register's Office for Davidson Count, Tennessee, said Unit being depleted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Robert D. Chaffin, Jr. and unmarried person, and Robert D. Chaffin, Sr. married, as tenants i common with right of survivorship, by Warranty Deed from Kasey L. Halvorson, unmarried, of record on April 16, 2007 as Instrument No. 20070416-0045165, Register's Office for Davidson County, Tennessee.

Camille Chaffin joins executing this Warranty Deed to convey any and all marital rights she may have in subject property.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) Restrictive covenants contained in Instrument No. 20040209-0015685, Instrument No. 20040212-0017074, Instrument No. 20050404-0036415, and Instrument No. 20050512-0053861, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2025 Woodmont Blvd. #243, Nashville, TN 37215
(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/our hands this 13th day of August, 2015.

Robert D. Chaffin Jr

Robert D. Chaffin Jr

Robert D. Chaffin, Sr

Robert D. Chaffin Sr.

Camille Chaffin

Camille Chaffin

State of Tennessee
County of Davidson

Personally appeared before me Robert D. Chaffin Jr and Robert D. Chaffin Sr., with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2015.

Notary Public

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

State of Tennessee
County of Davidson

Personally appeared before me Camille Chaffin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of August, 2015 .

Notary Public

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

File No.: 70815190

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-22-2018

Shelly M Smith