WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109762 DEEDWARR
Recvd: 12/29/15 15:56 2 pgs
Fees:13.00 Taxes:240.13
20151229-0130812

File No.: SLW-15-1602

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/6/19

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chapman Properties, LLC	New Owner	081-11-0-559.00
(NAME)	(NAME)	
419 Church Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37219		
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **BOBBY GROVES**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **CHAPMAN PROPERTIES, LLC**, 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:

Being the North 25 feet of the Southerly 75 feet of Lot No. 131 on the plan of D.T. McGavock and Other's Addition, as shown of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot No. 131 fronts 25 feet on the East side of 12th Avenue North and runs back between parallel lines, to and 50 feet North of Cockrill Street, 154 feet to an alley.

Being the same property conveyed to Bobby Groves, unmarried by Warranty Deed from Henry McKinnon and wife, Patricia McKinnon, recorded on the 6th day of July, 2007 in Instrument No. 20070706-0080469, in the Register's Office of Davidson County, Tennessee. SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1602 12TH AVE N, Nashville, TN 37208-2027
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 11th day of December, 2015.

Bobby Groves

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Groves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2018

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

Notary Public
My Commission Expires:

(SEAL)

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171