Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160023033 DEEDWARR
Recvd: 03/21/16 15:35 2 pgs
Fees: 13.00 Taxes: 530.95

20160321-0026788

WARRANTY DEED

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hilarie Buck	New Owner	050100c33900co
(NAME)	(NAME)	
3521 Rainwood Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, I, **Kasey Kelchner,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hilarie Buck,** unmarried 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 Lot No. 69 on the Final Plat of Chesapeake Homes, Section Six, Phase 1, of record in Instrument No. 20011026-0117230, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kasey Kelchner, by deed of record in Instrument NO. 20141110-0103442 , Register's Office for Davidson County, Tennessee.

Grantor warrants that he never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3521 Rainwood Dr., Nashville, TN 37207
(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 16th day of March, 2016.

Kasey Kelchner

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 16th day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 10318

