THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160033794 DEEDWARR
Recvd: 04/25/16 13:48 2 pgs
Fees:13.00 Taxes:1073.00
20160425-0039976

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Heather Wood
Affiant

Subscribed and sworn to before me as of the 22nd day of April, 2016.

Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
814 Percy Warner Boulevard Nashville, TN 37205-4002	SAME	129-15-0-135.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **R. Garry Chaffin, a married man**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Dennis W. Overlock and Susan M. Overlook,** their heirs and/or assigns, hereinafter referred to as "Grantees," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Warner Glen Subdivision of record in Plat Book 9700, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R. Garry Chaffin, an unmarried man by Warranty deed from James Bradley Reese and Mindy W. Reese, husband and wife of record in Instrument No. 20060817-0101343 Register's Office for Davidson County, Tennessee, dated August 11, 2006 and recorded on August 17, 2006. (Value of consideration shown in aforementioned deed $250,000.00.)

Being also known as 814 Percy Warner Boulevard Nashville, TN 37205-4002.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantees," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantees" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Easements or claims of easements not shown by the Public Records.

2. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 67, Register's Office for Davidson County, Tennessee.

3. Grant of Underground Utility Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through The Electric Power Board of Said Government of record in Book 9946, Page 512, in the Register's Office for Davidson County, Tennessee.

4. Subject to rights of others in and to the common areas and/or elements.

5. Taxes for the year 2016 a lien, not yet due and payable.

6. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

Grantor further covenants and binds himself, his heirs and representatives to warrant and forever defend the title to said real estate to said Grantees, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto as of the 22nd day of April, 2016.

R. Garry Chaffin

THE PROPERTY HEREIN CONVEYED IS NOT, AND NEVER HAS BEEN, THE RESIDENCE OR PRINCIPAL RESIDENCE OF GRANTOR AND HIS SPOUSE.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, R. Garry Chaffin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 22nd day of April, 2016.

Notary Public

KIMBERLY CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN 8, 2019

My Commission Expires: 1-8-19