BILL GARRETT, Davidson County
Trans:T20160046833 DEEDWARR
Recvd: 06/03/16 09:21 2 pgs
Fees:13.00 Taxes:1609.50
20160603-0056019

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58334
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua Robert Chapman Maria Rexhammar 613 Shady Lane Nashville, TN 37206	New Owner

TAX MAP PARCEL NUMBERS: 08311003500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$435,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Dallas Flowers, III and Merillat Eve Flowers, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua Robert Chapman and Maria Rexhammar, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Rolling Acres of record in Book 1130, page 34, Register's Office for said County.

Said Lot No. 89 fronts 75 feet on the easterly margin of Shady Lane and extends back 137 feet on the northerly line and 136.9 feet on the southerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to William Dallas Flowers, III and Merillat Eve Flowers, husband and wife by Warranty Deed from Paul E. Riggan and wife, Shannon G. Riggan, dated August 23, 2013 and recorded on August 26, 2013 of record in Instrument No. 20130826-0089834, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130, page 34, said Register's Office, which Plan shows a 30, foot minimum building setback line from Shady Lane, and a 10 foot easement for public utility purposes along the rear line(s) of said lot.

This is improved property, known as 613 Shady Lane, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of May, 2016

William Dallas Flowers, III

Merillat Eve Flowers

State of Tennessee

County of Davidson

On this 27th day of May, 2016, before me the undersigned authority, personally appeared William Dallas Flowers, III and Merillat Eve Flowers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Sworn and subscribed before me this 27 day of May, 2016

Notary

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018