This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/15/16 08:15 2 pgs
Fees:13.00 Taxes:481.00
20160615-0060378

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of June, 2016, by and between Edith Ballard and Kayvonne Bradley, Co-Executors of, The Estate of Catherine Louise Swett Davis, Davidson County Probate Docket No. 15P1037, party of the first part, and Nicholas Chason and Christina Davis, tenants in common with full rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

Said Lot No. 55 fronts 80 feet on the easterly side of Ames Drive and runs back between lines, 134.10 feet on the northerly line and 135.60 feet on the southerly line to a line at the rear on which it measures 85.38 feet.

Being the same property conveyed to Catherine Swett Davis by Final Divorce Decree of the Davidson County Circuit Court, Case 69369. Catherine Swett Davis died testate on April 16, 2015 and her will is probated at Davidson County, Tennessee Probate Docket No. 15P1037.

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(S), 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 4175, Page 13 and Book 4230, Page 545; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Edith Ballard, Co-Executor
Edith Ballard, Co-Executor

Kayvonne Bradley Co-Executor
Kayvonne Bradley, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Edith Ballard, Co-Executor and Kayvonne Bradley, Co-Executor, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of June, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Nicholas Chason and Christina Davis 4016 Ames Dr, Nashville, TN 37218
Tax Parcel No	0591001300
Property Address:	4016 Ames Drive Nashville, TN 37218
MAIL TAX BILLS TO:	owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Christina Davis
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of June, 2016.

Notary Public

My Commission Expires: 7-3-17

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019