Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

16-1-205

WARRANTY DEED

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$365,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chapel Development LLC	SAME AS	05100018100
(NAME)	(NAME)	
5042 Thoroughbred Lane	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160050724 DEEDWARR
Recvd: 06/15/16 13:13 2 pgs
Fees:13.00 Taxes:1350.50
20160615-0060616

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Brad Dodge, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chapel Development LLC and Assigns, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH, FORMERLY THE 19TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY MARGIN OF CHILDRESS ROAD, NOW CHERON ROAD, NORTH 87 DEG. WEST, 108.0 FEET FROM THE INTERSECTION OF THE WESTERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO EDWARD YEATMAN BY DEED FROM ROBERT WILSON, ET AL, OF RECORD IN BOOK 545, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE SOUTHERLY MARGIN OF SAID ROAD; THENCE, WITH THE SOUTHERLY MARGIN OF SAID ROAD, NORTH 87 DEG WEST 250 FEET TO THE EASTERN BOUNDARY LINE OF THE MISSIONARY BAPTIST CHURCH LOT; WITH THE SAME SOUTH 0 DEG. 30' WEST, 178.5 FEET TO SAID CHURCH'S SOUTHEAST CORNER; THENCE, WITH SAID CHURCH'S SOUTHERN BOUNDARY LINE SOUTH 89 DEG. WEST, 104.3 FEET; THENCE, SOUTH 4 DEG. 30' WEST, 295.5 FEET; THENCE, SOUTH 86 DEG. 35' EAST, 438.04 FEET TO SAID YEATMAN'S WESTERN BOUNDARY LINE; THENCE, WITH SAME NORTH 5 DEG. 50' EAST, 283.11 FEET; THENCE, NORTH 87 DEG. WEST 108.0 FEET; THENCE, NORTH 5 DEG 50' EAST, 201.67 FEET TO THE POINT OF BEGINNING, AND DESCRIBED PARTLY ACCORDING TO A SURVEY MADE BY RALPH W.C. LAMBERT, DATED NOVEMBER 8, 1974.

BEING THE SAME PROPERTY CONVEYED TO BRAD DODGE BY DEED DATED10/23/2015 FROM JOHN L. JENKINS JR., & PHILLIS BAGLEY OF RECORD AS INSTRUMENT NO. 201510230108034, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. JENKINS, SR. AND WIFE COLLEEN S. JENKINS, BY DEED FROM SMALL BUISNESS ADMINISTRATION, AND AGENCY OF THE UNITED STATES OF AMERICA, DATED MAY 3, 1995, OF RECORD IN BOOK 9688, PAGE 919, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 609 CHERON RD., MADISON, TENNESSEE 37115.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as	609 Cheron Rd Madison TN 37115				
	(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 our hands 06/13/16.

Brad Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Brad Dodge with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/13/16.

Notary Public

My Commission Expires: _____

NIRAJ VANMALI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 3-6-2018