Box 14

28728-8 Box 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$328,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of July, 2016. Notary Public My commission expires: 5-8-18 (AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory Lattimer **Alice Carriere**	**OWNER**	**Map 061-16-0 Parcel 231.00**
1317 Ardee Avenue		
Nashville, Tennessee 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cherry B. Chassan and Jordan H. Chassan, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Lattimer and Alice Carriere, husband and wife

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 61, Block C and the east half of Lot 60 of Block C on the map of the Re-Subdivision of Sunnymeade, Unit No. 1 and Subdivision of Sunnymeade, Unit No. 2, of record in Plat Book 974, Page 56 and 57, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot 61 and the easterly half of Lot 60 adjoin and front together 75 feet on the Northerly side of Ardee Avenue and extends back 340.3 feet on the Easterly line and 336.45 feet more or less, on the Westerly line to a rear line measuring 75 feet thereon.

Being all of the same property conveyed to Cherry B. Waller, an unmarried woman, by Deed dated February 3, 2005 from Jordan Chassan, an unmarried man, of record in Instrument No. 20050207-0014052, and further conveyed to Cherry B. Chassan and Jordan H. Chassan, wife and husband, by Quitclaim dated November 18, 2011 from Cherry B. Chassan F/K/A Cherry B. Waller, a married woman, of record in Instrument No. 20111128-0092024, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 974, Pages 56 and 57, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantee(s) herein.

This is improved (__x__) Unimproved (____) property, known as **1317 Ardee Avenue, Nashville, Tennessee 37216**

BILL GARRETT, Davidson County
Trans:T20160065007 DEEDWARR
Recvd: 07/28/16 12:20 2 pgs
Fees:13.00 Taxes:1213.60
20160728-0077810

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 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 hand(s) this **27th** day of **July, 2016.**

Cherry B. Chassan

Jordan H. Chassan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cherry B. Chassan and Jordan H. Chassan,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **July, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17