BILL GARRETT, Davidson County
Trans:T20160067683 DEEDWARR
Recvd: 08/05/16 10:08 2 pgs
Fees:13.00 Taxes:832.32
20160805-0081274

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey. Preparer did not serve as Closing Attorney.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,950.00 .

Affiant

SONYA C. STARNES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10. 2019

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2016.

Sonya C. Starnes
NOTARY PUBLIC

MY COMMISSION EXPIRES: 03/10/2019

ADDRESS OF NEW OWNERS:
Jarid W. Chase
and wife, Alycia Chase
9420 Old Smyrna
Brentwood, TN 37027

SEND TAX BILLS TO:
(new owners)
5543 Edmonson Pike
#143
Nashville, TN 37211

PARCEL:
172 09 0A 065.00

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, **MARY LYNN HEWLETT AND HUSBAND, STEPHEN O. HEWLETT**, HEREINAFTER CALLED THE GRANTORS, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **JARID W. CHASE AND WIFE, ALYCIA CHASE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 65 of Plan of Banburry Crossing Subdivision, Section Two of record in Plat Book 9700, page 605-609, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same real estate conveyed to Mary Lynn Hewlett by deed filed for record June 17, 2002 in Instrument No. 20121030-0099625, in the Register's Office of Davidson County, Tennessee.
See also Quitclaim Deed recorded in 20160805-0081273 .

This is **improved** ___ property known as _____
unimproved _X_ property

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto 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 except for (1) the lien of the 2016 real property taxes which shall be prorated and assumed by the Grantees herein; (2) restrictive covenants of record in Book 4148, page 196; in Book 4148, page 254, Book 4148 at Page 247, Book 4148 at Page 75, Book 4148 at Page 264, Book 1448 at Page 292, Book 4148 at Page 261, Amended in Book 4693 at Page 691, Instrument No. 10369-48, amended in Instrument No. 10962-516, amended in Instrument No. 11218-18, amended in Instrument No. 20010523-0053234, amended in Instrument No. 20030728-015031, amended in Instrument No. 20051020-00126681 and Instrument No. 20151006-0101665, in the Register's Office of Davidson County; Tennessee; (3) encroachment upon the land by the driveway/retaining wall appurtenant to the property adjoining on the west, as shown on plat of survey by J. Alan Cumings, RLS, dated May 29,

2014 and revised April 1, 2015; (4) easements, restrictions, and building setback lines of record in Plat Book 9700, page 605, recertification in Plat Book 10970, page 943 and in Plat 2015420-0034773 including a 20' public utility and drainage easement and a 10 foot public utility and drainage easement loan on the subject property; and, we do further covenant and bind ourselves, our 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.

Title to the aforedescribed real property is vested in Mary Lynn Hewlett. Stephen O. Hewlett, husband of Mary Lynn Hewlett, for the consideration hereinbefore expressed, joins herein for the purpose of granting, bargaining, selling, conveying, and confirming and does hereby grant, bargain, sell, convey and confirm unto the Grantees herein, their heirs and assigns, all rights, claims and interests of every kind, character and description whatsoever which he now has or hereafter may acquire by virtue of his marriage, including but not limited to homestead as provided by the laws of the State of Tennessee.

WITNESS OUR HANDS this 27th day of July, 2016.

Mary Lynn Hewlett
MARY LYNN HEWLETT

Stephen O. Hewlett
STEPHEN O. HEWLETT

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, Sonya C. Starnes, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared STEPHEN O. HEWLETT, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 27th day of July, 2016.

Sonya C. Starnes
Notary Public

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

My Commission Expires: 03/10/2019

STATE OF ~~DAVIDSON COUNTY~~ TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sonya C. Starnes, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MARY LYNN HEWLETT, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal on this the 27th day of July, 2016.

Sonya C. Starnes
Notary Public

My Commission Expires: 03/10/2019

SONYA C. STARNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019