BILL GARRETT, Davidson County
Trans:T20160075373 DEEDWARR
Recvd: 08/29/16 15:36 2 pgs
Fees:13.00 Taxes:1017.50
20160829-0090391

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160100013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the
26th day of August, 2016

Notary Public

MY COMMISSION EXPIRES:

LISA C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Hester **350 South Road** **Cottontown, TN 37048**	**SAME**	**083-02-0-273.00**

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

Faye Chapel, Unmarried

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

Michael K. Hester, Unmarried

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:

TRACT ONE
LAND in Davidson County, Tennessee, being Part of Lot No. 15 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING in the center of Greenwood Avenue at the southwest corner of the property conveyed to Reid Caruthers, et al by deed from C. A. Goding and wife of record in Book 489, Page 642, said Register's Office; thence with the center of said Avenue westwardly 100 feet to a point 207-1/2 feet, more or less, east of the center line of Scott Avenue; thence at right angles northwardly 250 feet; thence at right angles eastwardly 100 feet to the westerly line of said Caruthers lot; thence with said line, southwardly 250 feet to the beginning.

TRACT ONE BEING the same property conveyed to C. Arden Chapel and wife, Ruby B. Chapel by Warranty Deed (Deed of Correction) from Henry E. Johnson and wife, Doris B. Johnson, dated 1/9/70 and recorded 1/19/70 in Book 4392, Page 375 (which corrected errors in legal description in Warranty Deed involving same parties dated 8/5/69 and recorded 8/20/69 in Book 4358, Page 882), Register's Office for Davidson County, Tennessee. The said C. Arden Chapel (aka Chester Arden Chapel) is reported to have predeceased Ruby B. Chapel on or about 10/4/00. The said Ruby B. Chapel died testate on 7/15/10, and pursuant to her Last Will and Testament filed 8/2/10 in Docket No. 10P1174 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), devised her estate in equal shares to her two children, Everett Chapel and Faye Chapel. A copy of Will was recorded 11/17/10 in Instrument Number 20101117-0092135, said Register's Office. Faye Chapel conveyed a life estate to Everett Chapel by Quitclaim Deed for Life Estate dated 11/17/10 and recorded 11/17/10 in Instrument Number 20101117-0092137, said Register's Office. The said Everett Chapel died testate on January 1, 2016, and pursuant to Order to Probate and Letters Testamentary filed 2/11/16 in Docket No. 16P179 in the Seventh Circuit Court of Davidson County, Tennessee, the sister of the deceased, Faye Chapel was appointed as Executrix, and is also the sole beneficiary of the Last Will and Testament of Everett Chapel. Order to Close Estate was filed in the Circuit Court for Davidson County, Tennessee (Probate Division) on August 23, 2016.

TRACT TWO
LAND in Davidson County, Tennessee, being Part of Lot 15 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a concrete marker the southeast corner of the property conveyed by Geo. H. Cate, et ux, to C. A. Wheeler, Jr. of record in Book 1630, Page 471, Register's Office for said County; thence southerly 42-1/2 feet, more or less, to the northerly property line of the property conveyed to C. Arden Chapel and wife, Ruby B. Chapel by Henry E. Johnson, et ux of record in Book 4392, Page 375 (which corrected Book 4358, Page 882), said Register's Office; thence eastwardly between parallel lines, 100 feet, more or less, to a dead line on which it measures 42-1/2 feet, more or less. The southerly line of the property conveyed to C. Arden Chapel and wife, Ruby B. Chapel coincides with the northerly line of the property conveyed to same parties in Book 4392, Page 375 referenced above.

TRACT TWO BEING the same property conveyed to C. Arden Chapel and wife, Ruby B. Chapel by Warranty Deed from Geo. H. Cate and wife, Margaret A. Cate, dated 7/6/71 and recorded 7/9/71 in Book 4518, Page 347, Register's Office for Davidson County, Tennessee. The said C. Arden Chapel (aka Chester Arden Chapel) is reported to have predeceased Ruby B. Chapel on or about 10/4/00. The said Ruby B. Chapel died testate on 7/15/10, and pursuant to her Last Will and Testament filed 8/2/10 in Docket No. 10P1174 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), devised her estate in equal shares to her two children, Everett Chapel and Faye Chapel. A copy of Will was recorded 11/17/10 in Instrument Number 20101117-0092135, said Register's Office. The said Everett Chapel died testate on January 1, 2016, and pursuant to Order to Probate and Letters Testamentary filed 2/11/16 in Docket No. 16P179 in the Seventh Circuit Court of Davidson County, Tennessee, the sister of the deceased, Faye Chapel was appointed as Executrix, and is also the sole beneficiary of the Last Will and Testament of Everett Chapel. Order to Close Estate was filed in the Circuit Court for Davidson County, Tennessee (Probate Division) on August 23, 2016.

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 (X) property known as **2003 Greenwood Avenue, 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 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 this 26th day of August, 2016.

Faye Chapel
Faye Chapel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Faye Chapel the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2016.

Commission Expires:_____

Gail C Vincent
Notary Public

