WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,500.00.**

Joan Bollman
Affiant

Subscribed and sworn to before me this 7 day of October, 2016

Notary Public
My Commission expires: 8/11/2020
(Affix Seal)

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joan Bollman	New Owner	064-11-0A-055.00CO
803 South Chestnut Court	"	
Hermitage, TN 37076	"	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Deborah M. Childers, an unmarried woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joan Bollman, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Caleb Chase of record in Plat Book 6250, Pages 821 and 822, said Register's Office, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Deborah M. Childers, a single woman, from John B. Cole, by deed on March 11, 2016, of record in Instrument Number 20160316-0024824, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee.
- Deed conveying the open space to Caleb Chase Homeowner's Association, Inc., of record in Book 7242, Page 554, Register's Office for Davidson County, Tennessee.
- Charter of Caleb Chase Homeowner's Association, Inc., of record in Book 6927, Page 370, as amended in Book 8109, Page 791, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Book 6783, Page 805, as amended in Book 6777, Page 453, Book 7189, Page 553, and Instrument No. 20100603-0043191, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **803 S. Chestnut Court, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160087636 DEEDWARR
Recvd: 10/05/16 11:22 2 pgs
Fees:13.00 Taxes:778.85
20161005-0105151

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 October 3, 2016.

Deborah M. Childers

Deborah M. Childers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah M. Childers** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 3, 2016

Cheryl Annette Gorham

Notary Public

My commission expires 1.6.2021

CHERYL ANNETTE GORHAM
NOTARY PUBLIC
NORTH CAROLINA
WAKE COUNTY