THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16088797** **Davidson County DEEDWARR** **Recvd: 10/06/16 15:30 3 pgs** **Fees:18.00 Taxes:1110.00** **20161006-0106043**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Nancy Anne Blackman Affiant Subscribed and sworn to before me, this 20th day of September, 2016. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 19, 2018

WARRANTY DEED

Address New Owner: Matthew R. Chance 5900 Cloverland Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171-00-0-152.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matoka Blackman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Ray Chance and Leann Kay Chance, husband and wife, and William Michael Grose and Deborah Kay Grose, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled First Revision Blackman Subdivision, of record in Plat Book 8250, page 583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property devised to John W. Blackman, Frank O. Blackman and Anne Blackman Olson by the Last Will and Testament of John W. Blackman, Sr., filed in Davidson County Probate Court on June 3, 1968, under Docket No. 51913. Frank O. Blackman having died. A Decree entered on June 20, 1974 in the Chancery Court for Davidson County, Tennessee conveyed a 1/6th interest in the subject property to John W. Blackman and Anne Blackman Olson, being recorded in Book 4841, page 438, said Register's Office. John W. Blackman Jr. and Anne Blackman Olson were also conveyed a 1/6th interest by deed from Katherine Lynn Blackman, of record in Book 4841, page 435, dated June 26, 1974, said Register's Office. Anne Blackman Olson, joined by her husband, Donald Olson conveyed her undivided one-half interest in the subject property to John W. Blackman, Jr. and wife, Matoka Blackman, by deed of record in Book 4841, page 873, dated August 7, 1974, said Register's Office. John Williams Blackman, Jr. died on or about September 18, 2013, leaving Matoka Blackman as the surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 171-00-0-152.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 8250, page 583, said Register's Office.

Water Agreement of record in Book 3066, page 377, said Register's Office.

Ingress and Egress Easement of record in Book 7113, page 48, said Register's Office.

Grant of Anchor Easement of record in Instrument No. 20080604-0057154, said Register's Office.]

Electrical Easement of record in Book 7113, page 45, said Register's Office.

This is improved property located at 5900 Cloverland Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2016.

Matoka Blackman by Nancy Anne Blackman, Attorney in fact

Matoka Blackman by Nancy Anne Blackman,
her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Anne Blackman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Matoka Blackman, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of September, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017