BILL GARRETT, Davidson County
Trans: T20160088345 DEEDWARR
Recvd: 10/06/16 16:05 3 pgs
Fees: 18.00 Taxes: 140.60
20161006-0106092

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2420TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2016.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jerrell S. Hoofman 0 Northside Drive Lot 22 Madison, TN 37115	SAME AS NEW OWNER.	03404000800

WARRANTY DEED

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, **Ralph C. Chappell, John Moss, Sheila Pearson and Patricia Harvey, Heirs at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerrell S. Hoofman** 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:

Property known as 0 Northside Drive Lot 22 Madison, TN 37115, County of Davidson to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of North Hill Estates, Section Three, of record in Book 3842, Page 185, said Register's Office.

Being part of the same property conveyed to Geraldine Moss by Quitclaim deed from Bradley Wayne Moss dated 06/05/1980 and recorded 06/18/1980, filed of record in Book 5614, Page 401, said Register's Office. The said Geraldine Moss, a/k/a Jerri Harvey Chappell, having since died intestate on 5/13/2016, leaving Ralph C. Chappell. John Moss, Sheila Pearson and Patricia Harvey as her Heirs at Law. See Affidavit of Heirship recorded in Instrument No. 20160006-0106088 said Regsiter's Office.

Tax Map and Parcel ID is as follows 03404000800

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 0 Northside Drive Lot 22, Madison, TN 37115

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 unemcumbered, 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 hand this 30th day of September, 2016.

Ralph C. Chappell

Ralph C. Chappell, Heir

John Moss by Ralph C Chappell atty in Fact

John Moss, Heir by Ralph C. Chappell, Attorney in Fact

Sheila Pearson by Ralph C. Chappell atty in Fact

Sheila Pearson, Heir by Ralph C. Chappell, Attorney in Fact

Patricia Harvey Ralph C. Chappell atty in Fact

Patricia Harvey, Heir by Ralph C. Chappell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2016, before me personally appeared **Ralph C. Chappell, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of September, 2016.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ralph C. Chappell** to me known to be the person who executed the foregoing instrument in behalf of **John Moss, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **John Moss, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell**.

Witness my hand and official seal at office this 30th day of September, 2016.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ralph C. Chappell** to me known to be the person who executed the foregoing instrument in behalf of **Sheila Pearson, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Sheila Pearson, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell**.

Witness my hand and official seal at office this 30th day of September, 2016.

Notary Public

BETH TURNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Commission Expiration:
2-25-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ralph C. Chappell** to me known to be the person who executed the foregoing instrument in behalf of **Patricia Harvey, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Patricia Harvey, Heir at Law of Geraldine Moss, a/k/a Jerri Harvey Chappell**.

Witness my hand and official seal at office this 30th day of September, 2016.

Notary Public

Commission Expiration:
2-25-20

