WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/16 15:08 3 pgs
Fees:18.00 Taxes:203.50
20161104-0117247

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55.000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12.18.17

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2656B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jorge Lopez	NEW OWNER	TAX ID: 081-10-0-216.00
109 Sunshine Court		
Antioch, TN 37013		

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

EMILY TYRA AND RICHARD CHRISMON III

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JORGE LOPEZ

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 158 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract of record in Plat Book 161, Page 155, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Richard Chrisman, Jr. and wife, Ruth O. Chrisman by installment deed from Belinda I. Baker Seward, unmarried of record in Book 6490, page 477, Register's Office for Davidson County, Tennessee, dated 12/17/1984 and recorded on 02/11/1985.
The said Ruth O. Chrisman predeceased Richard Chrisman, Jr. The said Richard Chrisman, Jr. (also known as Richard Chrismon, Jr.) died October 22, 2003, and by his will in case no. 03P-1833 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, left this property to Richard Chrismon, III and William Chrismon. See also Affidavit of Inheritance of record in Instrument No. 20140325-0024545, Register's Office for Davidson County, Tennessee. William Chrismon had pre-deceased Richard Chrismon Jr. survived by his daughter, named Emily Tyra. Emily Tyra, Emily Louise Tayler and Emily L. Tyler all being one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

8. Taxes for the year 2017, a lien not yet due and payable.
9. Subject to all matters shown on the Plan of record in Plat Book 161, Page 155, Register's Office for Davidson County, Tennessee.

This is property known as 1740 24Th Avenue North, Nashville, TN 37208-1902

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 4th day of November, 2016.

Emily Tyra

Emily Tyra

Richard Chrismon III

Richard Chrismon III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, EMILY TYRA AND RICHARD CHRISMON III, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2656B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

