BILL GARRETT, Davidson County
Trans:T20160100649 DEEDWARR
Recvd: 11/15/16 10:30 2 pgs
Fees:13.00 Taxes:610.50
20161115-0120210

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

JoAnn Vanderpool
Affiant

Subscribed and sworn to before me, this 11TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/18

(AFFIX SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JoAnn Vanderpool, unmarried	JoAnn Vanderpool (NAME)	
204 Bryan House Road (ADDRESS)	2013 Squeeze Bottom Lane (ADDRESS)	018-07-0-101.00
Goodlettsville , TN 37072 (CITY) (STATE) (ZIP)	Waverly, TN 37185 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Clydette Tripp Chatham, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JoAnn Vanderpool, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 37 ON THE PLAN OF FINAL PLAT OF SECTION ONE, CHARLESTON SQUARE SUBDIVISION OF RECORD IN PLAT BOOK 4860, PAGE (S) 37 AND 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO CLYDETTE TRIPP CHATHAM, UNMARRIED BY WARRANTY DEED FROM DONALD L. MANLEY, UNMARRIED OF RECORD IN BOOK 9256, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 18, 1994 AND RECORDED ON FEBRUARY 23, 1994.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 204 Bryan House Drive , Goodlettsville, TN 37072-1204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 11th day of November, 2016.

WARRANTY DEED
(Continued)

Clydette Tripp Chatham

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 11th day of November, 2016.

Notary Public

My Commission Expires: 7/2/18

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072