File Box 243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106280 DEEDWARR
Recvd: 12/02/16 14:05 2 pgs
Fees:13.00 Taxes:518.00
20161202-0126803

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANNE B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen Kovach IV	Stephen Kovach IV	10503026000
(NAME)	(NAME)	
1237 2nd Avenue South	1237 2nd Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Neil Chaffin and Sandra Chaffin, as husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stephen Kovach IV,** 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:

Being part of Lot No. 26 on the plan of Major John Nelson's Plan of Lots of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said Lot fronts 35 feet on the westerly side of Second Avenue South, formerly Market Street and runs between parallel lines to and 162 feet north of the south line of Lot 26, 127.5 feet to an alley.

Being the same property conveyed to Kelly Joe Morse by deed from Neil Chaffin and wife, Sandra Chaffin dated 6/15/12, of record in Instr. No. 20120618-0053339, Register's Office for Davidson County, Tennessee. Further conveyed to Neil Chaffin and wife, Sandra Chaffin by Quitclaim Deed (in Lieu of Foreclosure) from Kelly Joe Morse of record in Instr. No. 20150302-0017849, said Register's Office.

This conveyance is subject to 2016 taxes, paid and prorated the date of closing; all matters of record on the plan of record. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 1237 2nd Avenue South, Nashville, TN 37210
(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 sei ed 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 hands this 28th day of November, 2016.

Neil Chaffin

Sandra Chaffin

State of Tennessee
County of Williamson

Personally appeared before me Neil Chaffin and Sandra Chaffin, with whom I am personally ac uainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of November, 2016.

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2016-097