BILL GARRETT, Davidson County
Trans:T20160108512 DEEDWARR
Recvd: 12/09/16 13:53 2 pgs
Fees:13.00 Taxes:740.00
20161209-0129500

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of November, 2016.

Notary Public

My commission expires:

MELISSA EDDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: JANUARY 24, 2017

THIS INSTRUMENT PREPARED BY:
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D101, Franklin, TN 37067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kate Chipman	Kate Chipman	072-11-0-379-00
1606 Litton Avenue	1606 Litton Avenue	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Earl Wayne Lee, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kate Chipman, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of The Waters Place, of record in Plat Book 332, Page 136 and 137, 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 Earl Wayne Lee by Quitclaim Deed from Betty Lee and Faye Lee of record in Instrument No. 20010806-0084154, Register's Office for Davidson County, Tennessee, dated June 29, 2001 and recorded on August 6, 2001.

Zelma Mae Lee, spouse of Earl Wayne Lee, joins in the execution of this instrument to convey her marital interest, if any, in the subject property.

This is improved property known as **1606 Litton Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: all matters shown on the Plan of record in Plat Book 332, Page 136 and 137, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of November, 2016.

Earl W. Lee
Earl Wayne Lee

Zelma Mae Lee
Zelma Mae Lee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Earl Wayne Lee and Zelma Mae Lee, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 29th day of November, 2016.

Notary Public
My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

Smart Title File No. TN1050
256 Seaboard Lane, Ste D101
Franklin, TN 37067