WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/16 10:14 2 pgs
Fees:13.00 Taxes:1020.28
20161227-0135330

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275,750.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2016.

Notary Public
My Commission expires: 9/19/2020
(Affix Seal)

MICHAEL REED ORMOND
MY COMMISSION # GG 031781
EXPIRES: September 19, 2020
Bonded Thru Budget Notary Services

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Debra H. Chandler	New Owner	Map 13405004500 and Map 13405004600
31 Abington Court		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Alden Horton, III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Debra H. Chandler**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot Numbers 108 and 109 on the Plan of Section Four Addition to Greenwood Hills as shown on plat of record in Plat Book 5210, page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Alden Horton, III by Substitute Trustees Deed dated March 14, 2012 of record in Instrument Number 20120320-0023539, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 5210, page 77, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5893, page 182; Book 4380, page 413; Book 5013, page 392; 5098, page 743; Book 5333, page 311, and Book 5871, page 118, Register's Office for County, Tennessee.
- Easement of record in Book 6680, page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3432-3434 and 3436-3438 Donna Kay Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December ___, 2016.

Alden Horton III

STATE OF
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Alden Horton, III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 20th, 2016

Notary Public

My commission expires 9/19/2020

MICHAEL REED ORMOND
MY COMMISSION # GG 031781
EXPIRES: September 19, 2020
Bonded Thru Budget Notary Services

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.