WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170007174 DEEDWARR
Recvd: 01/25/17 10:50 3 pgs
Fees:18.00 Taxes:1109.63
20170125-0008105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of January 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kelsey B. Hatzell		083 05 0A 003.00
(NAME)	(NAME)	
1413 Stratton Ave, Apartment 3 (aka Unit C)	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($299,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew R. Chance, a married man and Jeffrey A. Lee, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kelsey B. Hatzell, an unmarried woman**, 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:

Unit C of the 1413 Stratton Condominium as shown in the Declaration of Covenants, Conditions, and Restrictions for 1413 Stratton Condominium, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20070919-0112339 , Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Jeffrey A. Lee and Matthew R. Chance by Warranty Deed from Keith A. Hawes dated September 14, 2007 and recorded September 19, 2007 as Instrument No. 20070919-0112336, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-166794SSO

unimproved ☐

This is improved ☒ property, known as 1413 Stratton Ave, Apartment 3 (aka Unit C), Nashville, TN 37206

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, has 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 our hands this 20 day of January, 2017

Matthew R. Chance

Jeffrey A. Lee, by Matthew R. Chance as attorney in fact

File Number: GRN-166794SSO

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew R. Chance, a married man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public

My Commission Expires: 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Matthew R. Chance, a married man, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey A. Lee, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Jeffrey A. Lee, for the purposes therein contained.

Witness my hand and official seal, this the 20th of January, 2017.

Notary Public

My Commission Expires: 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
(SEAL)

Return To:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

File Number: GRN-166794SSO