File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170016100 DEEDWARR
Recvd: 02/23/17 13:41 2 pgs
Fees:13.00 Taxes:2004.48
20170223-0018277

W & I Ref: (RF) Title No.: 58735
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Rachel V. Chamblin James D. Chamblin, II 4221 Kirtland Road Nashville, TN 37215	Pinnacle Bank 1503rd Ave. South Suite 900 Nashville, TN 37201

TAX MAP PARCEL NUMBERS: 13102013800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$541,750.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Betsy P. Schaffer**, married, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel V. Chamblin and James D. Chamblin, II**, wife and husband, hereinafter called the **Grantee**, Grantee's 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. 70 on the Map of Hollywood Place of record in Book 547, pages 85 and 86, Register's Office for said County. Said Lot No. 70 fronts 100 feet on the westerly margin of Kirtland Avenue formerly Pickford Avenue and extends back between parallel lines 187.5 feet to a dead line in the rear.

Being the same property conveyed to Betsy P. Schaffer and husband, Steven S. Schaffer by Warranty Deed from Rubena J. Horn, a widow, dated January 20, 1997 and recorded on January 21, 1997 of record in Book 10324, page 736, Register's Office for Davidson County, Tennessee. The said Betsy P. Schaffer and Steven S. Schaffer have since divorced. By Quitclaim Deed dated October 8, 2001 recorded October 19, 2001, of record in Instrument No. 20011019-0114458, said Register's Office. Steven S. Schaffer conveyed his interest in subject property to Betsy P. Schaffer.

William Chase Ledbetter, III, spouse of Betsy P. Schaffer, joins in this conveyance to convey any marital interest he may have in the subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; All Matters shown on The Plan, of record in Book 547, page 85 and 86, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3921, page 455, said Register's Office.

This is improved property, known as 4221 Kirtland Road, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of February, 2017.

Betsy P. Schaffer

William Chase Ledbetter, III

State of Tennessee

County of Davidson

On this 22nd day of February, 2017, before me the undersigned authority, personally appeared Betsy P. Schaffer and William Chase Ledbetter, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $541,750.00.

Affiant

Sworn and subscribed before me this 22nd day of February, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019