WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170017650 DEEDWARR
Recvd: 03/01/17 11:08 2 pgs
Fees: 13.00 Taxes: 891.33

20170301-0020166

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kristy M. Hairston and Roland T. Hairston, II, Wife and Husband	newowner	059150a08000co
(NAME)	(NAME)	
2821 Stokers Ln		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Angela Marie Chapman, a single person, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kristy M. Hairston and Roland T. Hairston, II, Wife and Husband, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 183, on the Plan of Chateau Valley, Phase III, of record as Instrument No. 20001103-0109136, Register's Office for Davidson County. Tennessee,

., Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Angela Chapman and Rafiq Vaughn from Cumberland Builders, Inc., by Warranty Deed dated July 10, 2006 of record in Instrument No. 20060717-0085970, Register's Office for Davidson County, Tennessee and further being conveyed to Angela Vaughn, now Angela Marie Chapman from Rafiq Inman Vaughn by Quitclaim Deed dated August 28, 2010 of record in Instrument No. 20100902-0069727, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF CHATEAU VALLEY, PHASE III, OF RECORD AS INSTRUMENT NO. 20001103-0109136, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BY SURVEYOR'S CERTIFICATE OF CORRECTION AS TO LOT NOS. 39 AND 64 OF RECORD IN INSTRUMENT NO. 20020103-0000854, SAID REGISTER'S OFFICE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 2821 Stokers Lane North, Nashville, TN 37207
(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 I do covenant with the said GRANTEES that I am lawfully seized 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 I do further covenant and bind myself, my, 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 hand this 24th day of February, 2017.

Angela Chapman

Angela Marie Chapman

STATE OF Virginia

COUNTY OF Fairfax

On this 24th day of February, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Angela Marie Chapman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 8/31/2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

FRANK C. RISCO NOTARY PUBLIC COMMONWEALTH OF VIRGINIA Reg. # 7014336 Exp Aug 31, 2018