WARRANTY DEED

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wylie Chapman	Sameas new owner	075-10-O-040.00
(NAME)	(NAME)	
4011 Lenox Ct.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janice Mackin and Tina Merryman, Trustees of the Mackin Family Revocable Living Trust dated October 8, 2013**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Wylie Chapman and Colleen Chapman, husband and wife and Joey Northern**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot 219 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janice Mackin and Tina Merryman, Trustees of the Mackin Family Revocable Living Trust by Quitclaim Deed from Dorothy M. Mackin, by her POA Janice Mackin, dated 11/22/2013, recorded 11/22/2013 of record in Instrument No. 20131122-0120447, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 3300, Pages 70 and 71, in the Register's Office for Davidson County, Tennessee and Covenants, conditions, easements and restrictions of record in Book 3403, Page 556, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

BILL GARRETT, Davidson County
Trans:T20170020669 DEEDWARR
Recvd: 03/10/17 09:18 4 pgs
Fees:23.00 Taxes:592.00

20170310-0023664

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 406 Terry Place, Hermitage, TN 37076

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 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 GRANTEE(S), 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 8th day of March, 2017.

MACKIN FAMILY REVOCABLE LIVING TRUST

Trustee

Janice Mackin, Trustee

Tina Merryman, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **JANICE MACKIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **MACKIN FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 8, 2013**, the within named bargainor, and as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 8th day of March, 2017.

My Commission Expires: 8/19/19	Notary Public

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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Witness my hand this 8 day of March, 2017

MACKIN FAMILY REVOCABLE LIVING TRUST

Janice Mackin, Trustee

Tina Merryman, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **JANICE MACKIN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **MACKIN FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 8, 2013**, the within named bargainor, and as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this _____ day of March, 2017.

My Commission Expires:

Notary Public

STATE OF Virginia

COUNTY OF Norfolk

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, **TINA MERRYMAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the **TRUSTEE** of the **MACKIN FAMILY REVOCABLE LIVING TRUST DATED OCTOBER 8, 2013**, the within named bargainor, and as such **TRUSTEE** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by herself as **TRUSTEE**.

WITNESS my hand and seal, this 8th day of March, 2017.

My Commission Expires: 07/31/2017	Lenore Jenkins
	Notary Public

LENORE JENKINS COMMONWEALTH OF VIRGINIA 385173 NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122