Davidson County DEEDWARR
Recvd: 03/28/17 12:06 3 pgs
Fees:18.00 Taxes:710.40
20170328-0030100

WARRANTY DEED

File #2017-23

CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $192,000.00.

Affiant

Subscribed and sworn to before me on March 28th, 2017.

NOTARY PUBLIC
My Commission Expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Daniel Webber 4848 Bevendean Drive Unit D-11 Nashville, TN 37211	New Owner	161-09-0A-093.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RYANN E. CHANDLER, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **DANIEL WEBBER, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D-11 as set forth in the Master Deed Establishing Brighton Village, Phase 6, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record in Instrument No. 20080117-0005582, as amended by Instrument No. 20080808-0081965, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to RYANN E. CHANDLER, AN UNMARRIED MAN, by deed from LESLIE WOODALL, A MARRIED WOMAN, of record in Instrument No. 20150803-0076437, dated July 31, 2015, said Register's Office. The said, Ryann E. Chandler having since married Kristen M. Chandler.

The undersigned, Kristen M. Chandler, spouse of Ryann E. Chandler, joins in the execution of this instrument for the purpose of conveying to the Grantee all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 4848 Bevendean Drive Unit D-11, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is 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 GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 on March 27, 2017.

Grantor:

Ryann E. Chandler

Grantor:

Kristen M. Chandler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **RYANN E. CHANDLER AND KRISTEN M. CHANDLER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of March, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Mitchell A. Watts, 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 Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

