STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170028884 DEEDWARR
Recvd: 04/05/17 15:20 2 pgs
Fees:13.00 Taxes:436.60
20170405-0033552

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G17-7710D

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Philip R. Chandler, an unmarried man (NAME)	FARMINGTON MORTGAGE (NAME)	21-8
3838 Old Clarksville Pike (STREET ADDRESS)	2002 RICHARD JONES RD. #300A (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Brandy George, single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip R. Chandler, an unmarried man**, 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:

LAND in the 14th Civil District of Davidson County, Tennessee, and being part of the tract of 10 acres of Marshall Baldwin and wife, Margaret Baldwin, as in Deed of record in Book 1614, Page 147, Register's Office for said County, and described as follows, to-wit:

BEGINNING in the center of the Old Clarksville Road at a point 122 feet east of the common corner of Jim Ford land and the land of said Baldwin's, as hereinbefore stated, and the same being the southeast corner of the said Jim Fords' land and the same being the southwest corner of Baldwin's tract; thence with the center of said Clarksville Road and east 75 feet to a point; thence leaving the Clarksville Road and running northerly and between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Brandy George, single woman from Terry Devine and wife, Ann Devine, by Warranty Deed dated August 3, 2016, as Instrument No. 20160811-0083694, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.
2. Waterline Easement as recorded in Book 4276, page 741, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3838 Old Clarksville Pike, Joelton, TN 37080.

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, 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 3rd day of April, 2017.

Brandy George

April 03, 2017
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Brandy George, single woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of April, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066