WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170031259 DEEDWARR
Recvd: 04/13/17 11:39 2 pgs
Fees: 13.00 Taxes: 706.70
20170413-0036212

State of Tennessee HC LSC
County of ~~Davidson~~ Shelby TN
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Henry F. Chiles / Leslie Chiles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2017.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 30, 2017

Notary Public
MY COMMISSION EXPIRES: July 30 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Webb	new owner	Map 70-13
(NAME)	(NAME)	
3200 Resha Lane		Parcel 22.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Henry F. Chiles and Leslie Chiles, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derek Webb, 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 Davidson County, Tennessee, being Lot No. 3 on the Plan of Resha Heights, as of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Henry F. Chiles and Leslie Chiles, husband and wife, by Warranty Deed from Blair Morgan, unmarried, filed for record on October 24, 2006 in Instrument No. 20061024-0131915, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3200 Resha Lane, Nashville, TN 37218
(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 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. 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/our hands this 10th day of April, 2017.

Henry F. Chiles

Leslie Chiles

State of Tennessee
County of ~~Davidson~~ Shelby SP HC LSC

Personally appeared before me Henry F. Chiles and Leslie Chiles, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2017.

Notary Public SP HC LSC

My Commission Expires: July 30 2017

File No.: 37682

SHELLEY PAHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 30, 2017