BILL GARRETT, Davidson County
Trans:T20170035496 DEEDWARR
Recvd: 04/27/17 10:05 2 pgs
Fees:13.00 Taxes:592.00

20170427-0041327

WARRANTY DEED

STATE OF Tennessee
COUNTY OF WILSON

EMILY WALSH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-31-2021

(AFFIX SEAL)

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	SAME AS NEW OWNER	053-03-0-301.00
(NAME) 4011 Lenox Court	(NAME)	
(ADDRESS) MT. Juliet, TN 37122	(ADDRESS)	
(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, we, **Jerry McInturff, an unmarried woman**, 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**, 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 Lot No. 236, on the plan of Section "C", Village of Old Hickory, of record in Plat Book 1424, Page 66, 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 E. W. McInturff and wife, Jerry McInturff, as tenants by the entirety, by Warranty Deed from Anna L. Poag and Basil M. Poag, dated 02/27/1998, recorded 03/03/1998 of record in Book 10819, Page 138, in the Register's Office for Davidson County, Tennessee. E. W. McInturff died on 03/26/2010, leaving Jerry McInturff as the sole surviving tenant by the entirety.

All matters shown on the plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee. All matters shown on the boundary plats of record in Plat Book 1424, Page 69 and Book 1835, Page 87, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 1601, 1603 Elliston Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 25th day of April, 2017.

Jerry McInturff

State of Georgia
County of Cobb

Personally appeared before me Jerry McInturff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2017.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
LON GRAYSTON BRYANT
Notary Public, Georgia
Cobb County
My Commission Expires
October 26, 2020

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

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