WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

KIMIE PERRY NOTARY PUBLIC TENNESSEE COUNTY OF WILSON My Comm Exp. FEBRUARY 22, 2020

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
John Chastain	John Chastain	06110017900
(NAME)	(NAME)	
1020 Horseshoe Drive	1020 Horseshoe Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/25/17 15:58 3 pgs
Fees:18.00 Taxes:841.75
20170525-0052428

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, **Edgar O. Rand Jr. and wife, Barbara D. Rand**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Chastain, a married man**, hereinafter called the GRANTEE(S), his heirs and/or 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 11 on the Plan of Locust Grove Estates, of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 11 fronts 60 feet on the Northerly side of Horseshoe Drive and Runs back between parallel lines 175 feet to a Dead line.

Being the same property conveyed to Edgar O. Rand, Jr., and wife, Barbara D. Rand, joint tenants with right of survivorship by Warranty Deed from Estate of Delmer Raymond Guinn, dated December 8, 2010 and recorded December 15, 2010 of record in Instrument No. 20101215-0099630, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Book 1424, Page 11; Covenants, conditions, easements and restrictions recorded as Book 1492, Page 151; Covenants, conditions, easements and restrictions recorded as Book 1414, Page 99, in the Register's Office for Davidson County, Tennessee.

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 1020 Horseshoe Drive, Nashville, TN 37216
(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), his heirs and/or 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), his heirs and/or 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 this 17th day of May, 2017.

Edgar O. Rand Jr.

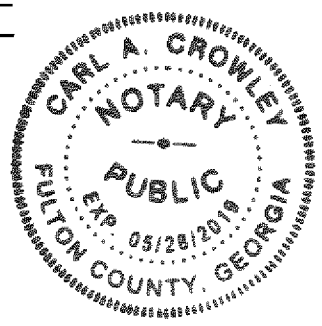
Barbara D Rand
Barbara D. Rand

State of Georgia
County of Fulton

Personally appeared before me Edgar O. Rand Jr. and Barbara D. Rand, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of May, 2017.

Notary Public Carl A. Crowley
My Commission Expires: 5/28/2019



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

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

