BILL GARRETT, Davidson County
Trans:T20170046494 DEEDWARR
Recvd: 06/01/17 13:32 2 pgs
Fees:13.00 Taxes:1665.00
20170601-0054539

Warranty Deed

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 30th day of May, 2017. Notary Public My commission expires: 6/19/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ian Chidester Margaret Chidester	New owner	
1317 Howard Drive		073-03-0-166.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BLAKE MOODY AND WIFE, REBECCA MOODY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN CHIDESTER AND MARGARET CHIDESTER, HUSBAND AND WIFE AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly part of Lot No. 153 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, described according to a survey made by John Kohl, dated November 30, 1971, as follows:

BEGINNING on the northerly margin of Howard Avenue 414.8 feet easterly from the easterly margin of Oxford Street, being the corner of Lots Nos. 153 and 154; running thence easterly with the northerly margin of Howard Avenue 88.0 feet to a point 31.0 feet, more or less, west of the westerly margin of Kennedy Avenue, formerly Greenfield Avenue; thence in a northeasterly direction 20.0 feet; thence northerly and parallel with Oxford Street 189.4 feet to a point; thence westerly and parallel with Howard Avenue 100.0 feet to the corner of Lots Nos. 153 and 154; thence southerly with the line between Lots Nos. 153 and 154, 205.0 feet to the beginning.

Being the same property conveyed to Blake Moody and wife, Rebecca Moody by Warranty deed from Pamela B. Adelman, a single person of record in Instrument No. 20060907-0110798 Register's Office for Davidson County, Tennessee, dated August 31, 2006 and recorded on September 07, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1317 Howard Drive, Nashville, TN 37206.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2017.

Blake Moody

Rebecca Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Blake Moody and Rebecca Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021