17-CO-273

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

HANNAH CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Dana Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2017.

Hannah Cutshall
Notary Public

MY COMMISSION EXPIRES: My Commission Expires February 23, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Vicente P. Crawford	New Owner	131 01 0F 009.00
(NAME)	(NAME)	
116 Chatsworth Drive	116 Chatsworth Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Michael Robert Shampain and Pamela D. Shampain, Co-Trustees of the Shampain Family Trust u/a/d November 4, 1993, and amended June 13, 1997, amended and restated June 26, 2000, amended on February 21, 2003, February 10, 2005, June 17, 2005, amended and restated February 15 2008 and amended and restated May 8, 2014**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicente P. Crawford and Denise L. Cavallaro, husband and wife,** 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:

Certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being Lot No. 9 on the Plan of Chatsworth, as of record in Plat Book 5200, page 575, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael Robert Shampain and Pamela Diane Shampain, Co-Trustees of the Shampain Family Trust dated November 4, 1993 by Quitclaim Deed from Pamela D. Shampain and husband, Michael R. Shampain, filed for record 06/27/1997 in Book 10507, Page 494, Register's Office for Davidson County Tennessee.

This conveyance is 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 complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is Improved ☑ property, known as 116 Chatsworth Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170054467 DEEDWARR
Recvd: 06/26/17 12:33 2 pgs
Fees:13.00 Taxes:2349.50
20170626-0064013

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 our hands this 22nd day of June, 2017.

MICHAEL ROBET SHAMPAIN AND PAMELA DIANE SHAMPAIN, CO-TRUSTEES OF THE SHAMPAIN FAMILY TRUST U/A/D NOVEMBER 4, 1993

Michael Robert Shampain Co-Trustee

Michael Robert Shampain
Co-Trustee

Pamela Diane Shampain Co-Trustee

Pamela Diane Shampain
Co-Trustee

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 Michael Robert Shampain and Pamela Diane Shampain, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Co-Trustees for the aforesaid Trust for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal on this 22nd day of June, 2017

Notary Public Shannon Philbin
My Commission Expires: 5-6-19

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019