Davidson County DEEDWARR
Recvd: 06/30/17 12:58 3 pgs
Fees:18.00 Taxes:1720.50
20170630-0066158

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 29th day of June, 2017 by and between Chapel Development, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Brent Hamby and Stephanie Hamby, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit B of 2100 Sheridan Road Cottages, a Horizontal Property Regime, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions of 2100 Sheridan Road Cottages, a Horizontal Property Regime of record in Instrument No. 20160324-0027871, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Chapel Development, LLC by Warranty Deed from Glen M. Golda, a single man, dated March 23, 2016, recorded March 24, 2016 of record in Instrument No. 20160324-0027869, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Glen M. Golda by Warranty Deed from Jeffrey B. Dollar and wife, Rebecca G. Dollar, dated September 26, 2002, recorded October 4, 2002, of record in Instrument No. 20021004-0121122, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 2100 B Sheridan Road, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Chapel Development, LLC, a Tennessee limited liability company

By: _____
Michael L. Ellsworth, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Leah A Turner, a Notary Public of said State and County aforesaid, personally appeared **Michael L. Ellsworth** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Chapel Development, LLC**, the within named bargainor, a limited liability company and that he/she as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Manager**.

Witness my hand and seal, at office in Franklin TN, this the 29th day of June, 2017.

Notary Public
My Commission Expires: My Commission Expires October 21, 2020

Name and Address of Property Owner:
Brent Hamby and Stephanie Hamby
2100 B Sheridan Road,
Nashville, TN 37206

Send Tax Statements to:
Shelter Lending Services, LLC
2550 Meridian Blvd , Ste 100
Franklin, TN 37067

Map & Parcel 072-16-0-X-002.00 CO (new 2017)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $465,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 29th day of June, 2017.

Notary Public

My Commission Expires: 5-27-19

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-27-2019

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
17-1-074

TRUE COPY CERTIFICATION

I, Jonathan R. Medley, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents 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 Williamson

Personally appeared before me, Barbara T. Hodge, a notary public for this county and state, Jonathan R. Medley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires 10/2/17

Notary's Seal

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017