BILL GARRETT, Davidson County
Trans:T20170064957 DEEDWARR
Recvd: 07/28/17 12:04 2 pgs
Fees:13.00 Taxes:481.00
20170728-0076707

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of July, 2017.

Notary Public
My commission expires: 5-2019

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

06-1706-76747

Address of New Owner:	Send Tax Bills to:	Tax Information:
Wylie Chapman 1403 Elliston Street Old Hickory TN 37138	Wylie Chapman 1403 Elliston Street Old Hickory TN 37138	053-03-0-127.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobbie S. Jones, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Wylie Chapman and Colleen Chapman, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being Lot No. 85, and part of Lot No. 86, Section "C", Village of Old Hickory, as shown on the plan recorded July 16, 1948, of record in Book 1424, Page 66, Register's Office for said County.

Said Lot No. 85 fronts 57.0 feet on Elliston Street.

Said part of Lot No. 86 is described as follows: Beginning with an iron pin at the northwest corner of Lot No. 86 and running thence the following courses and distances; South 89 degrees 10' East 72.1 feet to an iron pin; thence South 0 degree 46' West 28.5 feet to an iron pin; thence North 89 degrees 10' West 72.0 feet to an iron pin; thence North 0 degree 40' East 28.5 feet to an iron pin and the point of beginning.

For informational purposes only: prior deed references subject property to contain 0.09 acres, more or less, (as to Lot 85), and 0.05 acres, more or less, (as to Lot 86).

Being the same property conveyed to Calvin L. Jones and wife, Bobbie S. Jones by deed from Finis L. Fuller and wife, Dorothy B. Fuller, dated August 5, 1953, recorded August 7, 1953, of record in Book 2156, Page 20, Register's Office for Davidson County, Tennessee. The said Calvin L. Jones having since died on February 20, 2012. Bobbie S. Jones and Bobbie Sue Jones are one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1403 Elliston Street, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of July, 2017.

Bobbie S. Jones by Suanna Marie Harvey attorney in fact
Bobbie S. Jones by Suanna Marie Harvey,
attorney if fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Suanna Marie Harvey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Bobbie S. Jones and that she is authorized by Bobbie S. Jones to execute this instrument on her behalf.

Witness my hand and seal at Mt. Juliet, Tennessee, this 25th day of July, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020