17-CD-279

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069732 DEEDWARR
Recvd: 08/11/17 11:40 2 pgs
Fees:13.00 Taxes:1594.70
20170811-0082487

STATE OF TENNESSEE
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00.

Annika Truman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2017.

Notary Public

My Commission Expires February 23, 2021

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HARPER CUTSHALL
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

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

File No.: 17-CD-279

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lise Ellen Ridings	Franklin American Mortgage Co.	
(NAME) 1208 Chapel Avenue	(NAME) 6100 Tower Circle, Ste 600	083 020 O 002.00 CO
(ADDRESS) Nashville, TN 37206	(ADDRESS) Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Thirty-One Thousand And No/100 Dollars ($431,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CHAPEL DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LISE ELLEN RIDINGS, AN UNMARRIED WOMAN, 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:

Being Unit B on the plat of 1206 Chapel Avenue Cottages, a Horizonal Property Regime with Private Elements, as shown on Exhibit B of the First Amendment to the Declaration of Covenants, Conditions and Restrictions for 1206 Chapel Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170508-0045484, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Chapel Development, LLC, a Tennessee limited liability company, by Warranty Deed, from Loretta Collins, unmarried, dated December 17, 2015, recorded December 21, 2015, of record in Instrument No. 20151221-0128240, Register's Office for Davidson County, Tennessee.

Previously being the part of the same property conveyed to Loretta Collins, unmarried, by Warranty Deed, from Donald R. Talley and wife, Patricia E. Talley, dated February 13, 1996, recorded February 15, 1996, of record in Book 9949, page 274, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1208 Chapel Avenue, Nashville, TN 37206
(House No.) (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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Chapel Development, LLC, a Tennessee limited liability company this 9 day of August, 2017.

Chapel Development, LLC

Thunder River Construction, LLC Member of Chapel Development LLC

BY: _____
Michael L. Ellsworth, Member of Thunder River Construction LLC

STATE OF TENNESSEE
COUNTY OF Williamson

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 Member of Thunder River Construction, LLC which is a Member of Chapel Development , LLC, , the within named bargainor, a limited liability company and that he as such Member executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by Michael L. Ellsworth, Member of Thunder River Construction, LLC

Witness my hand and official seal at Franklin, Tennessee this 9 day of August, 2017.

Commission Expires: My Commission Expires October 21, 2020

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

_____
Notary Public