THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612387**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,257,361.55 Affiant Subscribed and sworn to before me, this 28th day of August, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170076915 DEEDWARR
Recvd: 09/01/17 12:55 2 pgs
Fees:13.00 Taxes:4652.24
20170901-0090196

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Michael Eldon Chandler, Jr and Brie A. Chandler 1306 Lone Oak Circle Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-07-0-088.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clayton Tate, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Eldon Chandler, Jr., and Brie A. Chandler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Lone Oak Heights of record in Plat Book 1424, Page 2 and Instrument to Amend Final Subdivision Plat recorded in Instrument No. 20050802-0090178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Clayton Tate by Warranty deed from Polymathic Properties Inc of record in Instrument No. 20160818-0086132 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on August 18, 2016.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 2, and Instrument to Amend Final Subdivision Plat recorded in Instrument No. 20050802-0090178, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 1488, Page 131, in the Register's Office for Davidson County, Tennessee.

Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 4116, Page 555, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1306 Lone Oak Circle Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th day of August, 2017.**

Clayton Tate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton Tate, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **28th day of August, 2017.**

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018