RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: 171707

Bill Garrett Davidson County
Batch# 2879 DEEDWARR
09/21/2017 10:01:34 AM 2 pgs
Fees: $13.00 Taxes: $888.00

20170921-0096755

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Stacy Steelman
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017.

NOTARY PUBLIC

My commission expires: 11/18/18

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Derek S. Chandler<br>501 Granwood Blvd.<br>Old Hickory, TN 37138 | Same address as new owner | 063 16 0B 132.00CO |

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Thousand and 00/100 Dollars ($240,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **JOHN D. HUGHES AND WIFE, SARA R. HUGHES**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **DEREK S. CHANDLER**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 214 on the Plan of Hampton Park (formerly known as Chitwood Downs) of record in Book 6900, page 550 - 552 and Certificate of Correction of record in Book 7462, page 445 and by amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Hughes and wife, Sara R. Hughes, by Warranty Deed from David Casteel and Rachael Casteel, husband and wife, dated 11/20/2009, recorded 11/24/2009, of record in Instrument #20091124-0107893, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 501 Granwood Boulevard, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 6900, page 550 - 552 and Certificate of Correction of record in Book 7462, page 445 and by amendment to change name of record in Book 8181, page 112; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 31st day of August, 2017.

**JOHN D. HUGHES**

**SARA R. HUGHES**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John D. Hughes and wife, Sara R. Hughes, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of August, 2017.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Printed Notary Name

My commission expires: 11/16/18