Bill Garrett Davidson County
Batch# 2980 DEEDWARR
09/21/2017 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20170921-0096899

#33883

P17-8091-BW

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 P17-8091-BW	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 980,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF September, 2017. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Joseph Ward	Farmington Mortgage	
5914 Old Harding Pike	2002 Richard Jones Rd. Suite 300A ~~New Owner~~	129-04-0-029.00
Nashville, TN 37205	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **William Chaney and Katherine Chaney, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Joseph Ward and Louise Sullivan Ward, husband and wife**

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:

Tract 1

Being Lot No. 1 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2

Being Lot No. 2 as shown on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Included in the legal description of Lot No. 2, but specifically excluded from this conveyance is the property conveyed to Sue Rankin Thomas by deed dated July 10, 1962, from James Leo Johnson and wife, Martha Jane Johnson, of record in Book 3405, page 128, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Being the Northerly 197.0 feet of Lot No. 2 on the Plan of Westview Subdivision of record in Plat Book 2330, page 155, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 197.9 feet on the Westerly side of Old Harding Road and runs back 372.5 feet along its Northerly line and along the Southerly lines of Lot Nos. 3 and 9, which said line is a broken line, and 358.1 feet along the Southerly line, which said line is parallel to the Northerly line of Lot No. 1, to a dead line in the rear measuring 151.2 feet thereon.

Being the same property conveyed to William Chaney and wife, Katherine Chaney by Warranty deed from James Franklin Johnson and Lawrence Earl Johnson and Carl Dennis Johnson and Donald Wayne Johnson and Richard Allen Johnson and Annie Ruth Netterville and Claytie June Hall and Martha Jean Piercy of record in Instrument No. 20051007-0121303 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 07, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5914 Old Harding Pike, Nashville, TN 37205.**

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.

Witness our hands this the 15th day of September, 2017.

William Chaney

Katherine Chaney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Chaney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2017.

My Commission expires: 11/3/20

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Katherine Chaney** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of September, 2017.

My Commission expires: 11/3/20

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

