WARRANTY DEED

Bill Garrett Davidson County
Batch# 28331 DEEDWARR
11/20/2017 03:29:52 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171120-0119145

File No.: ALW-17-761

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES 09/22/2021

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lynwood Row II, GP, A TENNESSEE GENERAL PARTNERSHIP	NEW OWNER	105-06-0-173.00
(NAME)	(NAME)	
761 Lynwood Avenue	513 3rd Ave S.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JAMES E. CHATMAN AND VERA A. STEVENS CHATMAN**, HUSBAND AND WIFE herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **LYNWOOD ROW II, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 8 in the Highland Garden Plan of Lots, which plan is of record in Book 57, Page 118.

Said Lot No. 8 fronts 61.2 feet on the Southerly side of Lynwood Avenue and extends back Southerly 135.6 feet on the Easterly line and 135.7 feet on the Westerly line to an alley in the rear and has a width on said alley of 64.1 feet.

Being the same property conveyed by Quitclaim Deed from Jacqueline L. Perry and Jerry E. Chatman to James E. Chatman and Vera A. Stevens Chatman as recorded on the 17th day of October, 2008 in Instrument No. 20081017-0104616; Executors Quitclaim Deed from James E. Chatman, executor to James E. Chatman, Jacqueline L. Perry and Jerry E. Chatman as recorded on the 17th day of October, 2008 in Instrument No. 20081017-0104617; Warranty Deed from Mary Elizabeth, an unmarried person to George Evans Chatman and wife, Jemima Chatman as recorded on the 5th day of February, 1981 in Deed Book 5707, Page 823 and Petition for Probate of The Will of Jemima Jenkins Chatman in Probate Docket No. 08P632, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 761 Lynwood Avenue, Nashville, TN 37203
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 15th day of November, 2017.

James E. Chatman

James E. Chatman

Vera A. Stevens Chatman

Vera A. Stevens Chatman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Chatman and Vera A. Stevens Chatman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171