WARRANTY DEED

Bill Garrett Davidson County
Batch# 28334 DEEDWARR
11/20/2017 03:32:24 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20171120-0119149

File No.: ALW-17-757

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 09/22/2021
(AFFIX SEAL)

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

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	105-06-0-175.00
(NAME) 513 3RD AVE S	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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:

Land in Davidson County, Tennessee, being Lot 2, MINOR SUBDIVISION FINAL PLAT, CHATMAN SUBDIVISION, as shown on plat of record in Instrument No. 20110223-0014796, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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. 20081017-0104620; Warranty Deed from James Chatman et ux Vera A. Stevens Chatman to George E. Chatman et ux Jemima Chatman as recorded on the 9th day of March, 1976 in Deed Book 5003, Page 773; Quitclaim Deed from George E. Chatman to Michael F. Mondelli as recorded on the 9th day of March, 1976 in Deed Book 5003, Page 771; Quitclaim Deed from Samella Daniels to Michael F. Mondelli as recorded on the 9th day of March, 1976 in Deed Book 5003, Page 769; Quitclaim Deed from Josephine Allison to Michael F. Mondelli, Trustee as recorded on the 9th day of March, 1976 in Deed Book 5003, Page 767; Quitclaim Deed from Harold Chatman to Michael F. Mondelli, Trustee as recorded on the 9th day of March, 1976 in Deed Book 5003, Page 765; Warranty Deed from W. R. Dotson to Ellie May Chatman as recorded on the 17th day of November, 1967 in Deed Book 4190, Page 177 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 757 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

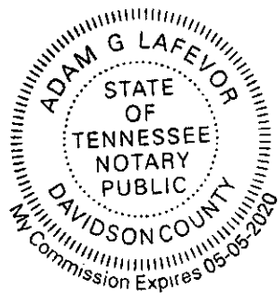
Vera A. Stevens Chatman

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



RETURN TO:

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