Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

Bill Garrett Davidson County
Batch# 35877 **DEEDWARR**
12/11/2017 01:55:44 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20171211-0126068

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1091

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chase E. Misenheimer and Kourtney F. Kirkpatrick, husband and wife	New Owner	08408009900
(NAME) 3006 Knobdale Road	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WESSLEY INSCOE AND MELISSA INSCOE, HUSBAND AND WIFE
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
CHASE E. MISENHEIMER AND KOURTNEY F. KIRKPATRICK, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Lot 149, Section 6 of Lincoya Hills Subdivision as recorded in Davidson County, Tennessee, Register's Office, Book 2331, Page 71, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wessley Inscoe and wife, Melissa Inscoe by deed from Duke & Duke, LLC, a Tennessee limited liability company, of record in Instrument 20170526-0052572, said Register's Office, dated May 23, 2017.

This conveyance is subject to Restrictive Covenants of record in Book 2450, Page 363, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 2331, Page 71, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3006 Knobdale Road, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (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 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 5th day of December, 2017.

Wessley Inscoe

Melissa Inscoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wessley Inscoe and wife, Melissa Inscoe, 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 at Nashville, Tennessee, this December 5, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.