Bill Garrett Davidson County
Batch# 36029 DEEDWARR
12/11/2017 02:52:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20171211-0126205

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of December, 2017.

Anne Marie Angel
Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jarrell Dewayne Chatman	Highlands Residential Mortgage, LTD.	151 09 0A 100.00
(NAME)	(NAME)	
6640 Ascot Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Benjamin Winterman, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jarrell Dewayne Chatman, a married man**, 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:

LAND in Davidson County, Tennessee, being all of Lot No. 100 on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase I, Section II, as shown by plat appearing of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Benjamin Winterman, a single man by Warranty Deed from Ryan T. Tolbert and Margaret Tolbert, husband and wife, as joint tenants with rights of survivorship dated September 26, 2012 and recorded October 04, 2012 as Instrument No. 20121004-0090796, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-178089FC

unimproved ☐
This is improved ☒ property, known as 6640 Ascot Drive, Antioch, TN 37013

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, has 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 8 day of December, 2017

Benjamin Winterman by Hillary Monroe Smith as attorney in fact

Benjamin Winterman, by Hillary Monroe Smith as attorney in fact

STATE OF Tennessee

County OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Benjamin Winterman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Benjamin Winterman, for the purposes therein contained.

Witness my hand and official seal, this the 8th of December, 2017.

Anne Marie Angel
Notary Public

My Commission Expires: 3/8/2021

(SEAL)

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019