Bill Garrett Davidson County
Batch# 46949 DEEDWARR
01/11/2018 11:42:07 AM 2 pgs
Fees: $13.00 Taxes: $229.40
20180111-0003813

WARRANTY DEED

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $62,000.00

Brian S Allard
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF JANUARY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-2020

Mail to:

THIS INSTRUMENT PREPARED BY
Vanderpool & ~~Pearman~~, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-9303

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Brian Chester	Brian Chester	15602021300
952 BEECH BEND DRIVE	387 McCain Drive	
Nashville, TN 37221	Kingston Springs, TN 37082-8230	

FOR AND IN 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 ACKNOWLEDGE, WE,

KAREN ELAINE BOOKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRIAN CHESTER, UNMARRIED

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:

Being a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 826 on the Plan of Harpeth Woods Subdivision, Section IV, of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Charles Bartlett Whiteman to Karen Elaine Booker as recorded on the 12th day of September, 2002 in Instrument No. 20020912-0111111 and Warranty Deed from James C. Brackman, unmarried to Charles B. Whiteman, and wife, Karen E. Booker as recorded on the 29th day of October, 1985 in Deed Book 6694, Page 412, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 4, HARPETH WOODS, as recorded in Plat Book 5200, Page(s) 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6097, Page 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.

This is improved property known as 952 BEECH BEND DRIVE, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 9th day of January, 2018.

Karen Elaine Booker

X by Donald Edward Booker attorney in fact

Karen Elaine Booker,

by: Donald Edward Booker, attorney in fact

State of Florida

~~STATE OF TENNESSEE~~

County of Nassau

~~COUNTY OF WILLIAMSON~~

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Donald Edward Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Karen Elaine Booker for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Karen Elaine Booker.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Fernandina Beach, Florida, this 9th day of January, 2018.

X Preston H Durrance III

Notary Public

My Commission Expires: 08-13-2020

NOTARY PUBLIC STATE OF FLORIDA

Preston H. Durrance, III
State of Florida
My Comm. Expires 08/13/2020
Commission No. GG 10537

File #: 17-9303

RECORD & RETURN TO:

VANDERPOOL ~~& PEARMAN~~

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067