RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

| | |
|---|---|
| **This Instrument Prepared By and Returned To:**<br>Concord Title<br>3000 Meridian Blvd.<br>Ste. 140<br>Franklin, TN 37067<br>File No. 20170474<br>**After Recording Return To The Above.** | I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$235,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.<br>Affiant<br>Sworn to and subscribed before me this 22 day of January, 2018.<br>Notary Public<br>My Commission Expires: 8-20-2019 |

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 50530 DEEDWARR
01/23/2018 01:59:47 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20180123-0006982

# WARRANTY DEED

**THIS INDENTURE**, made this 22nd day of January, 2018, among:

**WYLIE CHAPMAN AND COLLEEN CHAPMAN, HUSBAND AND WIFE**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**ABIGAIL ELIZABETH FELBER, AN UNMARRIED WOMAN, AND MATTHEW PHILLIP SPOON, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURIVORSHIP**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in the Fourth Civil District of Davidson County. Tennessee, being Lot No. 85, and part of Lot No. 86, Section "C" Village of Old Hickory, as shown on the plan recorded July 16, 1948, of record in Book 1424, Page 66, Register's Of\u64257?ce for said County.**

**Said part of Lot No. 86 is described as follows: Beginning with an iron pin at the Northwest corner of Lot No. 86 and running thence the following courses and distances; South 89 degrees 10' East 72.1 feet to an iron pin; thence South 0 degree 46' West 28.5 feet to an iron pin; thence North 89 degrees 10' West 72.0 feet to an iron pin; thence North 0 degree 40' East 28.5 feet to an iron pin and the point of beginning.**

**For informational purposes only: prior deed references subject property to contain 0.09 acres, more or less; (as to Lot 85), and 0.05 acres, more or less, (as to Lot 86).**

**Being the same property conveyed to Calvin L. Jones and wife Bobbie S. Jones by Warranty deed from Finis L. Fuller and wife, Dorothy B. Fuller of record in Book 2156, page 20, Register's Office for Davidson County, Tennessee, dated August 05, 1953 and recorded on August 07, 1953. (Value or consideration shown in aforementioned deed $0.00.)**

**Being the same property conveyed to Wylie Chapman and Colleen Chapman, husband and wife by Warranty deed from Bobbie S. Jones, unmarried of record in Instrument No. 20170728-0076707 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 28, 2017. (Value of consideration shown in aforementioned deed $130,000.00.) Being also known as 1403 Elliston Street Old Hickory, Tennessee 37138.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

**IN WITNESS WHEREOF** the undersigned have executed this instrument on the date first above written.

**Wylie Chapman**

**Colleen Chapman**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Wylie Chapman and Colleen Chapman, the within named bargainor(s), 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 22 day of January, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Notary Public
My Commission Expires:_____

**Owner Name & Property Address:**

Name: Matthew Phillip Spoon and Abigail Elizabeth Felber
Address: 1403 Elliston Street
City, State, Zip: Old Hickory, TN 37138

**Responsible Party For Taxes:**

Name: Matthew Phillip Spoon and Abigail Elizabeth Felber
Address: 1403 Elliston Street
City, State, Zip: Old Hickory, TN 37138

**Tax ID: 053-03-0-127.00**