Bill Garrett Davidson County
Batch# 51070 DEEDWARR
01/24/2018 01:20:14 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20180124-0007454

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180100013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
22nd day of January, 2018

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chapman Development, LLC	**SAME**	**092-06-0-472.00**
112 Mockingbird Road		**092-06-0-471.00**
Nashville, TN 37205		**081-15-0-410.00**

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 ACKNOWLEDGED, WE,

Kwame Asare and Serwaa Asare, Husband and Wife

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

Chapman Development, LLC, a Tennessee limited liability company

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 more particularly described as follows:

PARCEL I - 2601 Batavia Street - 092-06-0-472.00:
Being Lot No. 68, Map of Faulconer & Ashcrafts Subdivision, Lots 18 & 19, Boyd McNairy Tract, according to survey and plat of record in Book 57, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

PARCEL II - 2603 Batavia Street - 092-06-0-471.00:
Being Lot No. 69, Map of Faulconer & Ashcrafts Subdivision, Lots 18 & 19, Boyd McNairy Tract, according to survey and plat of record in Book 57, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

BEING the same property conveyed to Kwame Asare and Serwaa Asare, husband and wife, by Warranty Deed from Erika Lisbeth Daniel, dated 2/13/15 and recorded 2/25/15 in Instrument No. 20150225-0015932, in the Register's Office of Davidson County, Tennessee.

Map/Parcel No. 092-06-0-472.00 and 092-06-0-471.00

PARCEL III - 1615 Heiman Street - 081-15-0-410.00:
Being Lot Numbered "Twenty-Three" (23) in the Bransford Realty Company's Subdivision of Lots Nos. 1 and 3 and part of Lot No. 2 of the James Hamilton Tract, the Plan of which is of record in Book 332, Page 166, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts thirty-eight feet on the south side of Heiman Street and extends back southwardly between parallel lines 153.3 feet, more or less, on the eastern margin, and 153 feet, more or less, on the western margin to an alley in the rear.

BEING the same property conveyed to Kwame Asare, by Special Warranty Deed from Springleaf Financial Services, Inc., dated 1/2/14 and recorded 1/7/14 in Instrument No. 20140107-0001540, in the Register's Office of Davidson County, Tennessee.

Map/Parcel No. 081-15-0-410.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Unimproved ( )

This is improved (X) property known as **2601 Batavia St.,2603 Batavia and 1615 Heiman St., Nashville, TN 37208**

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 22nd day of January, 2018.

Kwame Asare

Serwaa Asare

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 Kwame Asare and Serwaa Asare the 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 at Nashville, Tennessee, this 22nd day of January, 2018.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018