Bill Garrett Davidson County
Batch# 52512 DEEDWARR
01/29/2018 09:47:58 AM 2 pgs
Fees: $13.00 Taxes: $425.50

20180129-0008792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 6-06-21

(AFFIX SEAL)

JAMES R. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Colleen M. Chapman and Wylie F. Chapman	Colleen Chapman	043-05-0-098.00
805 Bixler Avenue (ADDRESS)	4011 Lenox Court (ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joyce Evelyn Fortner, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Colleen M. Chapman and Wylie F. Chapman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 OF BLOCK "D" ON THE MAP OF CRESTVIEW ESTATES, AS OF RECORD IN BOOK 843, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 8 FRONTS 101 FEET ON THE EAST SIDE OF CEDARCREST AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 192.5 FEET TO BIXLER AVENUE.

BEING THE SAME PROPERTY CONVEYED TO CLAY WEAVER AND WIFE, PEARL WEAVER BY WARRANTY DEED FROM JOHN W. ARGO, JR., AND WIFE, MARGARET ANNE ARGO OF RECORD IN BOOK 1815, PAGE 637, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 24, 1950 AND RECORDED ON APRIL 28, 1950. THE SAID CLAY WEAVER DIED MAY 9, 2002, LEAVING PEARL WEAVER AS TENANT BY THE ENTIRETY. THE SAID PEARL WEAVER AKA PEARL H. WEAVER DIED TESTATE ON MAY 7TH, 2007 DEVISING SAID PROPERTY TO JOYCE EVELYN FORTNER BY HER LAST WILL AND TESTAMENT OF RECORD IN DOCKET NO. 07P-1169, IN THE PROBATE DIVISION OF THE CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO KNOWN AS 805 BIXLER AVENUE MADISON, TENNESSEE 37115.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 805 Bixler Avenue, Madison, TN 37115
(House Number) (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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 23rd day of January, 2018.

The Estate of Pearl H. Weaver

BY: Joyce Evelyn Fortner
Joyce Evelyn Fortner, Devisee

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 Joyce Evelyn Fortner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Devisee of The Estate of Pearl H. Weaver, and in her capacity as such devisee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 23rd day of January, 2018.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072