File Box 8

Bill Garrett Davidson County
Batch# 57034 DEEDWARR
02/08/2018 02:28:51 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20180208-0012953

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 06 day of February, 2018.

Notary Public

My commission expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stephen Port	**Stephen Port**	**13313013100**
8008 East Chase Court	**8008 East Chase Court**	
Nashville, TN 37221	**Nashville, TN 37221**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Kristen Chappell (formerly known as Kristen N. Payne), a married woman

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

Stephen Port

HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 604 on the plan of Section Seven, Caldwell Hall, of record in Book 3300, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristen N. Payne, by Warranty Deed from Barbara A. Lawrence, dated November 30, 2004, of record in Instrument No. 20041202-0143923, Register's Office for Davidson County, Tennessee. Kristen N. Payne having since married Eric Chappell and now being known as Kristen Chappell. **Eric Chappell joins in this execution for the purpose of conveying all his rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 3300, page 19, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

This is improved (__X__) unimproved (_____) property known as 607 Elaine Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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.

Kristen Chappell Date: 2/1/18
Kristen Chappell

Date: 2/1/18
Eric Chappell

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Kristen Chappell and Eric Chappell, the within named Grantor(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, at office, this 1ST day of February 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC