Bill Garrett Davidson County
Batch# 60384 DEEDWARR
02/20/2018 01:52:50 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20180220-0016020

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180114681

CHAD I. PEARMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $445,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Chapman and Michelle Rasmussen 949 Davidson Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 115-06-0-085.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karl Hamilton, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Chapman and Michelle Rasmussen, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of West Meade Hills, Section I of record in Plat Book 2900, Page 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 165 feet on the Southwesterly side of Davidson drive and extends back 255 feet on the Northwesterly line and 235 feet on the Southeasterly line to a dead line measuring 167 feet thereon.

Being the same property conveyed to Sam H. Poteet, Sr. and wife, Ann Crymes Poteet by Warranty Deed from John B. Turner of record in Book 3219, Page 127, Register's Office for Davidson County, Tennessee, dated September 01, 1960 and recorded on September 06, 1960. (Value or consideration shown in aforementioned deed $ N/A.)

Said Sam H. Poteet, Sr. died December 22, 1999, leaving Ann Crymes Poteet as surviving spouse under tenancy by the entirety.

Being the same property conveyed to Karl Hamilton, a married man by Warranty Deed from Ann Crymes Poteet, a widow of record in Instrument No. 20170725-0075086 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017. (Value of consideration shown in aforementioned deed $345,000.00.)

Being also known as 949 Davidson Drive Nashville, Tennessee 37205.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 62, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2998, Page 13, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 949 Davidson Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2018.

Karl Hamilton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl Hamilton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2018.

CHAD I. HEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

Notary Public

My Commission Expires: _____