WARRANTY DEED

Bill Garrett Davidson County
Batch# 75291 DEEDWARR
04/02/2018 11:21:31 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20180402-0030178

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Michael Bolton	new owner	133-03-O-105.00
(NAME)	(NAME)	
3309 Mimosa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Wylie F. Chapman and Colleen M. Chapman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John Michael Bolton, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 19 on the Plan of Glencoe Acres, Section 1, of record in Plat Book 1835, Pages 136-138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wylie F. Chapman and Colleen M. Chapman by Warranty Deed from Kimberly L. Alexander, an unmarried woman, dated 09/29/2017 recorded 10/09/2017, of record in Instrument No. 20171009-0103453, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 1835, Pages 136-138, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 1788, Page 495, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 2088, Page 534, Amendment of record in Book 2105, Page 633, in the Register's Office for Davidson County, Tennessee; Easement of record in Book 2099, Page 408, in the Register's Office for Davidson County, Tennessee; Restrictions contained in Release of Set-Back Line of record in Book 2242, Page 369, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3309 Mimosa Drive, Nashville, TN 37211

(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 26th day of March, 2018.

Wylie F. Chapman by Kathryn Laudin as Power of Attorney

Wylie F. Chapman
By: Kathryn Laudin, Attorney-In-Fact

Colleen M. Chapman by Kathryn Laudin as Power of Attorney

Colleen M. Chapman
By: Kathryn Laudin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Kathryn Laudin, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Wylie F. Chapman and Colleen M. Chapman, and who executed the same as the free act and deed of the Wylie F. Chapman and Colleen M. Chapman, by virtue of a Power of Attorney, duly executed and recorded at Book _____, page _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26rd day of March, 2018.

Tracey Trumphour
NOTARY

My Commission Expires: 3.17.21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY