Bill Garrett Davidson County
Batch# 75315 DEEDWARR
04/02/2018 11:36:51 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180402-0030215

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 0288.42741

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Wylie and Colleen M. Chapman 4011 Lenox Court Mt. Juliet, TN 37122	Same	064 13 0 011.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Deborah F. James and Husband, Ronald James,** have this day bargained and sold, and do hereby transfer and convey unto the said **Wylie Chapman and Wife, Colleen M. Chapman,** certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 13 and all of Lot 12, of Block 3, on the Plan of Berryville, as of record in Book 421, page 117, Register's Office for said County.

Said Lot No. 12 and the southerly 40 feet of Lot No. 13 adjoin and front together 90 feet on the easterly side of Hadley Bend Road, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to DEBORAH F. JAMES AND HUSBAND, RONALD JAMES, by deed from DONALD W. SCHLENKER AND WIFE, NAOMI F. SCHLENKER, of record in Book 9412, page 259, dated July 15, 1994, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is **$150,000.00**.

Subscribed and sworn to before me,
this 30th day of March, 2018.
My Commission Expires: June 15, 2019

GREGG S. TREADWAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

Affiant

Notary Public

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 30th day of March, 2018.

BY: _____
DEBORAH F. JAMES

BY: _____
RONALD JAMES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEBORAH F. JAMES** and **HUSBAND, RONALD JAMES,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of March, 2018.

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

_____
NOTARY PUBLIC

My Commission Expires: June 15, 2019.