This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2018030001

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 107205 DEEDWARR
06/21/2018 12:40:28 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20180621-0060022

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $725,000.00

Sworn to and subscribed before me this 15th day of June, 2018.

Affiant

Notary Public

Address of New Owner:
Michael E. Chandler, Jr.
5313 Cherry Blossom Trail
Nashville, TN 37215

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
145-140-073.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Doris R. Taft unmarried, as surviving tenant by entirety** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Eldon Chandler, Jr., and Brie Chandler, husband and wife as joint tenants with right of survivorship** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being a tract or parcel of land in Davidson County, State of Tennessee (the "Property"), more particularly described as follows: Being Lot No. 16, Tyne Valley Estates, Section XV, Revised, of record at Plat Book 5200, page 338, Register's Office for said County.

Beginning at a concrete monument in the Westerly margin of Cherry Blossom Trail; thence with the margin of said road 105.32 feet in a Southeasterly direction to a point; said point being the common front corner of Lots 15 and 16; thence with the line between said two lots 208.10 feet to a point, said point being the common rear corner of Lots 15 and 16; thence North 64 degrees 02' 23" West to a concrete monument in the rear property line of Lot 16; thence North 71 degrees 15' 00" West to a concrete monument in said rear property line, the two lines totaling a distance of 212.20 feet; thence South 88 degrees 53' 00" West a distance of 133.10 feet to a point, said point being the common rear corner of Lots 16 and 17; thence North 63 degrees 33' 40" East 208.07 feet to a point in the side property line between Lots 16 and 17; thence North 49 degrees 24' 52" East 153.47 feet to a point in the Westerly margin of Cherry Blossom Trail, said point being the common front corner of Lots 16 and 17; thence with the margin of the same 29.26 feet to a concrete monument at the beginning of a curve to the right, having a radius of 50.000', a distance of 48.163 feet to a concrete monument, said point being the point of beginning.

Being the same property conveyed to James C. Taft and wife, Doris R. Taft, as tenants by entireties by Quitclaim Deed from James C. Taft and Doris R. Taft of record in Instrument No. 20140902-0079581 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 02, 2014. The said James C. Taft having died September 5, 2014, leaving his wife, Doris R. Taft, as the surviving tenant by the entirety.

This is improved property known as **5313 Cherry Blossom Trail, Nashville, TN 37215.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 15th day of June, 2018.

Doris R. Taft

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Doris R. Taft , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2018.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019