THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415941** Bill Garrett Davidson County Batch# 111331 DEEDWARR 07/02/2018 10:09:57 AM 2 pgs Fees: $13.00 Taxes: $1,627.63 20180702-0063704	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $439,900.00. Affiant Subscribed and sworn to before me, this29th day of June, 2018. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jenna Van Weelden 949 Graybar Lane Nashville TN 37204	New Owner	Tax Parcel ID No. 118-13-076.00

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, **V. Thomas Chears, III. and Betty A. Littlepage a/k/a Betty A. Chears, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jenna Van Weelden, a single woman** ("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. 18 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, Register's Office for said County, described as follows.

Beginning at a point in the Northerly margin of Graybar Lane, the common corner of Lots Nos. 18 and 19; thence with the line between said lots 168 feet to a point, the common corner of said Lots Nos. 18 and 19, and also Lots Nos. 15 and 16; thence with the line between Lot No. 18 and Lots Nos. 16 and 17, Easterly 163.2 feet to the Westerly margin of General W. B. Bates Drive; thence with the margin of said Drive, around a curve; Southerly 170 feet to a point, the beginning of another curve; thence around said curve in a Southwesterly direction 30 feet to a point in the North margin of Graybar Lane; thence with the margin of the same, Westerly 62 feet to the point of beginning.

Being the same property conveyed to V. Thomas Chears, III and wife, Betty A. Littlepage by Warranty Deed from Thomas L. Pettigrew and wife, Cynthia F. Pettigrew, recorded on the 11th day of April, 1983 in Deed Book 6035, Page 206, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT BOULEVARD SECTION OF MARENGO PARK, as recorded in Plat Book 1130, Page(s) 2.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1113, Page 296.

This is improved property located at 949 Graybar Lane Nashville TN 37204

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 29th day of June, 2018.

V. Thomas Chears, III.

Betty A. Littlepage a/k/a Betty A. Chears

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, V. Thomas Chears, III. and Betty A. Littlepage, a/k/a Betty A. Chears with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018