STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Sumner
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $226,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE ~~10th~~ 23rd day of July, 2018.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Bill Garrett Davidson County
Batch# 119491 DEEDWARR
07/24/2018 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $836.20
20180724-0071848

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jody Lynn Heitman (NAME)	NEW OWNER (NAME)	062020A10400CO
2920 Steamboat Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $226,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kelly A. LaChapelle and Zachary LaChapelle, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jodi Lynn Wyatt, unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 104, PLAN OF RIVER TRACE ESTATES, PHASE I, SECTION 2, LOTS 97-104, 102-108, I 10, 113-119, 122-123, 130-134, 163-164, 177-184, as shown on plat of record in Plat Book 6900, Page 741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kelly A. Clark, unmarried, by deed from Peter W. Wade, unmarried, of record in Instrument Number 20100428-0032402, said Register's Office.

The said Kelly A. Clark having since married and is now known as Kelly A. LaChappelle.

The said Zachary LaChapelle joins in this conveyance to waive and marital interest he has in said property.

This property is __unimproved _X_improved property known as: 2920 Steamboat Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of July, 2018.

Kelly A. LaChapelle

Zachary LaChapelle

STATE OF North Carolina
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kelly A. LaChapelle and Zachary LaChapelle, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of July, 2018.

Notary Public
My Commission Expires: 08/05/2020

PAMELA B BRUTON
Notary Public
Brunswick County
North Carolina
My Commission Expires Aug 5, 2020

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

