Karen Y Johnson Davidson County
Batch# 140273 DEEDWARR
09/12/2018 02:10:30 PM 2 pgs
Fees: $13.00 Taxes: $3,415.10
20180912-0090589

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716858** SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES: MAY 6, 2019	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $923,000.00. Amanda Landry Affiant Subscribed and sworn to before me, this 12th day of September, 2018. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Amanda Landry and Jason Landry 524 Battery Drive Nashville TN 37220	Send Tax Bills To: F & M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 131-12-0O-006.00 CO

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, **Patrick S. Chaffin and Gabrielle S. Chaffin, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jason Landry and Amanda Landry, husband and wife,** ("Grantees"), their 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(s) 6, as shown on the map entitled Battery Park, of record as Instrument No. 20120726-0065866, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20120823-0075844, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PATRICK S. CHAFFIN AND GABRIELLE S. CHAFFIN, HUSBAND AND WIFE, by deed from PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20130312-0024281, dated March 7, 2013, said Register's Office

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 131-12-0O-006.00 CO.

Matters shown on the Plan of record as Instrument No. 20120726-0065866, as corrected by a Surveyor's Certificate of Correction of record as Instrument No. 20120823-0075844, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4298, page 461, Book 4717, page 348, and Book 4762, page 460, said Register's Office.

Water Main Easement of record in Book 460, page 168, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20120217-0013908, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20120808-0070649, said Register's Office.

This is improved property located at 524 Battery Drive Nashville TN 37220

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 12th day of September, 2018.

Patrick S. Chaffin

Gabrielle S. Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick S. Chaffin and Gabrielle S. Chaffin, 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 12th day of September, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett III
Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020