WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142405 **DEEDWARR**
09/18/2018 11:06:05 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180918-0092500

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/25/2020

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9608

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sandy Elizabeth Baker	Highland Residential Mortgage, LTD.	156-02-0-213.00
952 Beech Bend Drive	12001 N. Central Expressway #750	
Nashville, TN 37221	Dallas TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

BRIAN CHESTER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SANDY ELIZABETH BAKER, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee, being Lot No. 826 on the Plan of Harpeth Woods Subdivision, Section IV, of record in Plat Book 5200, Page 560, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Karen Elaine Booker to Brian Chester, unmarried, as recorded on the 11th day of January, 2018 in Instrument No. 20180111-0003813; Quitclaim Deed from Charles Bartlett Whiteman to Karen Elaine Booker, as recorded on the 12th day of September, 2002 in Instrument No. 20020912-0111111 and Warranty Deed from James C. Brackman, unmarried to Charles B. Whiteman, and wife, Karen E. Booker, as recorded on the 29th day of October, 1985 in Deed Book 6694, Page 412, in the Registers Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH WOODS SUBDIVISION, SECTION IV, as recorded in Plat Book 5200, Page(s) 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6097, Page 560, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. FYI - Durable Power of Attorney recorded at Instrument No. 20180111-0003812.

This is improved property known as 952 Beech Bend Drive, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on the 14th day of September, 2018.

Brian Chester, by Curtis Groves as his attorney in fact

Brian Chester, by Curtis Groves

as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Curtis Groves, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Brian Chester for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Brian Chester.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September, 2018.

Notary Public

My Commission Expires: 3-15-2020

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 18-9608

RECORD & RETURN TO:

VANDERPOOL & PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

ATTN REGISTER OF DEEDS

This instrument is being executed in behalf of Brian Chester pursuant to a power of attorney executed by the same on the 09/05/2018, and being filed for in Instrument # 20180918-0092499, Register's Office for Davidson County, Tennessee.