WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154987 **DEEDWARR**
10/30/2018 09:04:17 AM 2 pgs
Fees: $13.00 Taxes: $991.23

20181030-0107166

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,900.00.

KGH
Affiant

Subscribed and sworn to me on 10/26/18.

NOTARY PUBLIC
My Commission Expires:

SKYRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Thomas Chase Darla Chase 901 Hallview Court Hermitage, TN 37076	**NEW OWNER**	098-05-0A-077.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Michael G Harman, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto, Thomas Chase and Darla Chase, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 52 on the plan of Section Three, Hampton Hall of record in Book 9700, Page 898, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Michael G. Harman, a single man by Warranty Deed from Steven C. McKinney, unmarried and Harold E. Myrick, unmarried, recorded on the 4th day of May, 2007 in Instrument No. 20070504-0053667 and Corrected By Scrivener's Affidavit in Instrument No. 20130918-0098209, in the Register's Office of Davidson County, Tennessee. Annette Harman, spouse of Michael G Harman, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Michael G Harman.

☐ This is Improved property, known as 901 Hallview Court, Hermitage, TN 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES their lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 10/25/18.

Michael G Harman

Annette Harman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/25/18, before me personally appeared, Michael G Harman and Annette Harman, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 10/25/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY