Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2162

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of November, 2018

Notary Public

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES
01/18/22

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chandler Hood and wife, Kyra Storm Hood 984 Davidson Drive Nashville, TN 37205	Bank of America 7105 Corporate Drive Plano, TX 75024	115-02-0-082

Karen Y Johnson Davidson County
Batch# 162225 **DEEDWARR**
11/19/2018 10:57:33 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00

20181119-0113565

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Richard Houston and Melissa Houston, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chandler Hood and Kyra Storm Hood, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Crest Meade, Section III, of record in Plat Book 2331, Page 150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Houston and Melissa Houston by Warranty Deed from Andrea H. Sandefur and Robert B. Sandefur, wife and husband, of record in Instrument No. 20130604-0056073, Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 04, 2013. (Value of consideration shown in aforementioned Deed $295,000.00) Being also known as 984 Davidson Dr., Nashville, Tennessee 37205

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 984 Davidson Drive, Nashville, TN 37205

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 heirs and assigns forever; and we so covenant with 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 is 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15 day of November, 2018.

Richard Houston

Melissa Houston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Houston and Melissa Houston** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Brentwood, Tennessee~~ Columbus, Georgia this 15 day of November, 2018.

Notary Public
My Commission Expires: July 18, 2022

(Notary Seal)

JANAE BAKER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 18, 2022
MUSCOGEE COUNTY, GEORGIA