WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jonathan Maxwell Mayo	CapStar Bank	061 07 0 218.00
(NAME)	(NAME)	
4213 Burrus Street	2002 Richard Jones Road, Ste A300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brandon L. Chapple, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan Maxwell Mayo, an unmarried man**, 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. 1, on the Plan of Young Dale, of record in Plat Book 2330, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon L. Chapple, an unmarried man by Warranty Deed from Bruce Howard, Jr. and Bobbie Jean Cross, individually and as Co-Administrators of the Estate of Tommy Howard, deceased, and Frank S. Howard, Dennis Howard, and Jerry Howard, as the heirs-at-law of the Estate of Tommy Howard, deceased dated December 13, 2013 and recorded December 26, 2013 as Instrument No. 201312260129953, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4213 Burrus Street, Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 169564 DEEDWARR
12/03/2018 12:13:30 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20181203-0117619

File Number: GRN-189020FC

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 do 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 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 this 30th day of November, 2018

Brandon L. Chapple

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Brandon L. Chapple, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

BRANDY DAVIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
07/06/2020
COUNTY OF DAVIDSON

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-189020FC