State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $282,500.00.

Affiant

Subscribed and sworn to before me, this 28th day of December, 2018.

Notary Public:
My Commission Expires: 1-29-22

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 179099 DEEDWARR
12/31/2018 10:26:17 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25
20181231-0126279

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Ritchie Chessor and Beverly Chessor 2721 Union Hill Rd. Joelton, TN 37080	Hamilton Group 1551 Sawgrass Corp Pkwy #300 Sunrise FL 33323	015-00-0-302.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Randy Flynn and wife, Julie Flynn**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Ritchie Chessor and Beverly Chessor, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot 2 on the plat of David Arrington Property Union Hill Road, of record in Instrument No. 20130315-0025830, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more exact legal description.

BEING the same property conveyed to Randy Flynn and wife, Julie Flynn by Quitclaim Deed from David Arrington and Mary Arrington, husband and wife, dated 9/5/13 and recorded 9/6/13 in Instrument No. 20130906-0094233; and being part of the same property previously conveyed to David Arrington and Mary Arrington, husband and wife, as tenants by the entirety, by Warranty Deed from Daryl King and Susan King, husband and wife, dated 6/15/12 and recorded 7/3/12 in Instrument No. 20120703-0058354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all existing easements and all other matters as shown on plat of record in Instrument No. 20130315-0025830, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 2721 Union Hill Rd., Joelton, TN 37080

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to

warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, 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 my/our hand(s) this the 28th day of December, 2018.

Randy Flynn

Julie Flynn

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Randy Flynn and Julie Flynn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2018.

Commission Expires: 10/18/22

Notary Public: Brenda Huntsman

