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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 181218636**<br><br>Karen Y Johnson Davidson County<br>Batch# 180082 DEEDWARR<br>01/03/2019 10:45:57 AM 2 pgs<br>Fees: $13.00 Taxes: $1,165.50<br>20190103-0000682 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of December, 2018.<br><br>Notary Public<br>My Commission Expires: |

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp 12/15/2021 COUNTY OF WILLIAMSON

## WARRANTY DEED

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| Address New Owner:<br>Daniel D Chuquin and Jessica R Lewis<br>1512 Corder Drive<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>072-16-0-232.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Veler and Melissa Veler, husband and wife,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Daniel D Chuquin and Jessica R Lewis, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 , as shown on the map entitled Dugger Heights, of record in Plat Book 1424, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BRYAN VELER and MELISSA BROWN, husband and wife, by deed from CHRISTINA LYNN MAYS, of record in Instrument No. 20140605-0048743, dated May 29, 2014, said Register's Office.

BRYAN VELER and MELISSA BROWN now known as MELISSA VELER, husband and wife, conveyed their interest to BRYAN VELER and MELISSA VELER, husband and wife, by quitclaim deed of record in Instrument No. 20170509-0046077, dated May 5, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 072-16-0-232.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, page 102, said Register's Office.

This is improved property located at 1512 Corder Drive Nashville TN 37206

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27th day of December, 2018.

Bryan Veler by Monica Garza, his Attorney In Fact

Melissa Veler by Monica Garza, her Attorney In Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Monica Garza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Bryan Veler and Melissa Veler and that she is authorized by Bryan Veler and Melissa Veler to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of December, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022