Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,900.00.

Affiant

Subscribed and sworn to before me this 1st day of February, 2019.

Notary Public

My Commission Expires:

Karen Johnson Davidson County
Batch# 191944 DEEDWARR
02/05/2019 10:24:01 AM 2 pgs
Fees: $13.00 Taxes: $1,372.33
20190205-0010897

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

19-0007

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel Peterman	New Owner	
333 Binkley Drive		147-01-0-216.00
Nashville, TN 37211		

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

Marshall Claunch and Beth Claunch, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel Peterman, an unmarried man and Kendal Herring, an unmarried woman,
as joint tenants with rights of survivorship
hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 329 on the Plan of Caldwell Hall, Section Three, of record in Plat Book 2900, Page 131, Register's Office for Davidson County, Tennessee.

Said Lot No. 329 fronts 85.0 feet on the southerly margin of Binkley Drive and extends 183.1 feet on the easterly line and 176.7 feet on the westerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Marshall Claunch and Beth Claunch, husband and wife, by Warranty Deed dated May 25, 2018 from Patricia J. Moore, n/k/a Patricia Moore Bradley, married, recorded May 31, 2018 at Instrument No. 20180531-0051843. Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **333 Binkley Drive, Nashville, TN 37211.**

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 1st day of February, 2019.

Marshall Claunch

Beth Claunch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marshall Claunch and Beth Claunch, husband and wife, the bargainor(s), with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of February, 2019.

Notary Public – D. Shayne Adair

My Commission Expires: 6/13/2022

