Karen Johnson Davidson County
Batch# 207233 DEEDWARR
03/19/2019 09:13:15 AM 2 pgs
Fees: $13.00 Taxes: $980.13
20190319-0024716

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Tucker E. Chastain et ux
7345 Althorp Way
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
ASCEND FEDERAL CREDIT UNION
P.O. BOX 1210
TULLAHOMA, TN 37388

MAP/PARCEL:
73-09-A-40.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Laurie L. Lemons and Benjamin J. Ott, now husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Tucker E. Chastain and Brittany D. Chastain, 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. 38 on the Plan of Revision One, Section Two, Lenox Village,** as shown by plat and survey of record in Instrument #20020731-0091872, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie L. Lemons, unmarried, and Benjamin J. Ott, unmarried, joint tenants with the right of survivorship, by Warranty Deed dated February 16, 2007, from Caren Elizabeth Arnold, unmarried, of record in Instrument #20070220-0020861, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **7345 Althorp Way, Nashville, Tennessee 37211.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VK-19-7345

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **13th** day of **March, 2019.**

X _____
Laurie L. Lemons

X _____
Benjamin J. Ott

STATE OF NEW JERSEY
COUNTY OF ATLANTIC

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Laurie L. Lemons and Benjamin J. Ott,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of March, 2019.

JANET ESPOSITO
NOTARY PUBLIC OF NEW JERSEY
ID # 50036790
My Commission Expires 4/19/2021

_____
NOTARY PUBLIC

My Commission Expires: _____

JANET ESPOSITO NOTARY PUBLIC NEW JERSEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $264,900.00.

_____
AFFIANT

Subscribed and sworn to before me on this 14th day of March, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020