This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert J. Chalfant, III
532 Forest Pointe Place
Antioch, TN 37013

SEND TAX BILL TO:
Loandepot.com, LLC
4800 N. Scottsdale Rd., Ste 3800
Scottsdale, AZ 85251

Karen Johnson Davidson County
Batch# 210254 DEEDWARR
03/26/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20190326-0027348

MAP/PARCEL 150-09-0B-037.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mark Crombie and wife, Neely Crombie, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Robert J. Chalfant, III,** unmarried, **hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of First Revision of Forest Pointe, Phase I of record in Plat Book 9700, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Crombie and Neely Crombie, husband and wife by Warranty deed from Jeff McCombs and Dorothy P. McCombs, husband and wife of record in Instrument No. 20180813-0079891 Register's Office for Davidson County, Tennessee, dated August 13, 2018 and recorded on August 13, 2018.

This is improved property known as: **532 Forest Pointe Place, Antioch, Tennessee 37013**

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

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 25 day of March, 2019.

WITNESS MY HAND on this the 25th day of March, 2019

3/25/19
Mark Crombie

3/25/19
Neely Crombie

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mark Crombie and Neely Crombie,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of March, 2019.

NOTARY PUBLIC

BEVERLY J HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $252,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of March, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 180906

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

