WARRANTY DEED

DELLANA LOWRY LONG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF January, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 3-8-21

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chapman Development LLC	~~The Farmers Bank~~ Same	0811501690
(NAME)	(NAME)	
1407 Dr DB Todd JR Blvd	~~120 Village Drive~~	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	~~Portland, TN 37148~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT GRE, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chapman Development LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in Davidson County, Tennessee, being part of Lots 25,026 and 27 in J.M., T.J. and .G.W.. Hardings Plan of Lots in North Nashville, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at the northwest corner of 18th Avenue North, formerly Salem Street and an alley, being the southeast corner of said Lot 27; thence with the westerly margin of said avenue northerly 50 feet, thence with the northerly margin of said alley 159 feet, more or less, to the easterly margin of a 10 foot alley; thence with the easterly margin of said alley southerly 49 feet, more or less, to the northerly margin of the first mentioned alley; thence with said margin 169 feet to the beginning. This is improved property known as 1407 18th Avenue North.

Being the same property conveyed to GRE, LLC by deed dated November 10/ 2017 from MP Home Solutions Pro, Inc. and Home Front, LLC and filed of record in Instrument No. 20171206-0124286, said Register's Office for Davidson County Tennessee.

Karen Johnson Davidson County
Batch# 213775 DEEDWARR
04/04/2019 08:50:30 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20190404-0030640

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	1407 Dr DB Todd JR Blvd Nashville TN 37208				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 01/09/18.

GRE, LLC

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of GRE, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of GRE, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 9 day of January, 2019.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWHORN
NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19