31671-8 BOX 14

THIS INSTRUMENT PREPARED BY:
Treadway Legal
729 Chestnut Street
2nd Floor – Suite A
Chattanooga, TN 37402

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is **$590,000 (five hundred and ninety thousand dollars).**

Affiant

Subscribed and sworn to before me
This 9 day of May, 2019.

NOTARY
My Commission Expires: 11/8/21

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 228813 DEEDWARR
05/13/2019 09:08:44 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20190513-0044430

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Deborah L. Watts & Daniel A. Chao 1242 Carl Seyfert Memorial Dr. Brentwood, TN 37027	Cardinal Financial Co., LP dba Peoples Home Equity P.O. Box 0054 Palatine, IL 600055-0054	**159-02-0-039.00**

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED AND NINETY THOUSAND ($590,000.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW D. LEE,** the Grantor herein, has this day bargained and sold and does hereby transfer and convey unto **DEBORAH L. WATTS and DANIEL A. CHAO, wife and husband,** the Grantees herein, certain real estate in Davidson County, Tennessee.

The property hereby conveyed is described as follows:

Land in Davidson County, TN, being Lot 10 on the plan of Galaxy Estates, of record in Plan Book 4175, Page 77, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Lee and wife, Diane B. Lee, by deed from Roger E. Small and wife, Suzanne Harrison Small of record in Book 8548, Page 13, Register's Office for Davidson County, TN.

The said Diane B. Lee died on June 25, 2005 leaving her marital interest in said property to her husband, Andrew D. Lee.

This legal description is the same used in the previous deed of record.

This is improved property located at 1242 Carl Seyfert Memorial Dr., Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs, and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs, and assigns, against the lawful claims of all persons.

Witness my hand this 9 day of May 2019, the bargaining party, having caused my name to be signed hereto on said day and date.

Andrew D. Lee

Andrew D. Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of May, 2019, before me personally appeared Andrew D. Lee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 9 day of May, 2019.

Gregg S. Treadway

Notary's Signature
My commission expires: 6/15/19

GREGG S. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 06-15-2019