WARRANTY DEED

Karen Johnson Davidson County
Batch# 229345 DEEDWARR
05/13/2019 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20190513-0044960

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064 (800)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Daniel Roberge	Commonwealth Bank & Trust	053-03-0-301.00
(NAME) 415 Church St., Unit 2204	(NAME) 4912 US Highway 42	
(ADDRESS) Nashville, TN 37129	(ADDRESS) Louisville, KY 40222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Wylie Chapman and Colleen Chapman, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Daniel G. Roberge, a single man**, hereinafter called the GRANTEE(S), his/her/their 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. 236 on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wylie Chapman and Colleen Chapman, husband and wife by Warranty Deed from Jerry McInturff, an unmarried woman, dated April 25, 2017 and recorded April 27, 2017 of record in Instrument No. 20170427-0041327, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee; All matters shown on the boundary plats of record in Plat Book 1424, Page 69 and Book 1835, Page 87, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1603 Elliston Street, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of May, 2019.

Wylie Chapman

By: Colleen Chapman by Wylie Chapman attorney in fact Date: 5-9-19

Colleen Chapman
By: Wylie Chapman, Attorney-In-Fact

State of Tennessee
County of Wilson

On this 9th day of May, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Wylie Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executes this instrument for the purposes herein described, and is his free act and deed.

Witness my hand and Official seal this 9th day of May, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

On this 9th day of May, 2019, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Wylie Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Colleen Chapman, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of a Power of Attorney of record at Instrument Number 201905130044958, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 9th day of May, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

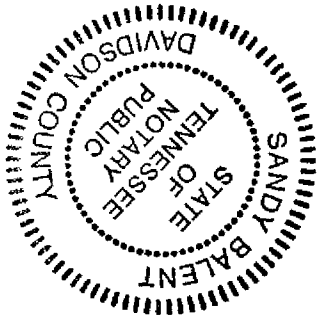
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).