Karen Johnson Davidson County
Batch# 240664 DEEDWARR
06/07/2019 03:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20190607-0054908

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

Subscribed and sworn to before me, this 6TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-10-2021

(AFFIX SEAL)

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Gaspadarek and Melena A. Gaspadarek, husband and wife	same	
5455 Brick Church Pike	(NAME)	018-00-0-033-00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we John Thomas Chatham and wife, Cynthia Anne Chatham, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles G. Gaspadarek and Melena A. Gaspadarek, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, SAID PIN BEING THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO JAMES CHATHAM, JR. BY DEED OF RECORD IN BOOK 4718, PAGE 354, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE, WITH THE SOUTHERLY MARGIN OF BRICK CHURCH PIKE, NORTH 76° 47'00" EAST, 481.65 FEET TO AN IRON PIN;

THENCE, SOUTH 8° 10'50" EAST, 410.49 FEET TO AN IRON PIN;

THENCE, SOUTH 66° 21'51" WEST, 564.04 FEET TO AN IRON PIN;
THENCE, NORTH 1° 09'37" WEST, 522.44 FEET TO THE POINT OF BEGINNING, CONTAINING 5.39 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN THOMAS CHATHAM AND CYNTHIA ANNE CHATHAM, BY DEED, FROM CHRISTINA NORRIS, CLERK AND MASTER OF THE CHANCERY COURT AT NASHVILLE, FOR DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 6669, PAGE 96, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.
INCLUDED IN THIS CONVEYANCE IS A PERMANENT, PERPETUAL NON-EXCLUSIVE EASEMENT, SET FORTH IN BOOK 7539, PAGE 662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5455 Brick Church Pike, Goodlettsville, TN 37072
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 6th day of June, 2019.

John Thomas Chatham

Cynthia Anne Chatham

STATE OF Tennessee

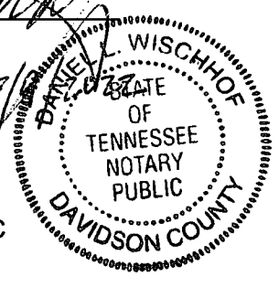
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Thomas Chatham and wife, Cynthia Anne Chatham, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of June, 2019.

Notary Public

My Commission Expires: 7/[illegible]-22



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 7th day of June, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY