Karen Johnson Davidson County
Batch# 264488 DEEDWARR
07/31/2019 12:03:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20190731-0075467

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662 Woodward Avenue
Detroit, MI 48226

Order Number:
65752055-5058004

GENERAL WARRANTY DEED

(1)

THIS GENERAL WARRANTY DEED OF CONVEYANCE made and entered into on this 29th day of July, 2019, by and between **FRANK LEONARD**, an unmarried man, and **JOHANNA BISHOP**, an unmarried woman, hereinafter known and referred to as **GRANTOR**, and **JONATHAN CHAPMAN**, a single man, whose tax mailing address is 908 Riverside Drive, Nashville, TN 37206, hereinafter known and referred to as **GRANTEE;**

W I T N E S S E T H :

For and in consideration of the sum of Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantor, by these presents, hereby bargains, sells, aliens, and conveys unto the Grantee, in fee simple, his/her/their heirs and assigns forever, with Covenant of General Warranty of Title; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection, a certain tract of real estate more fully described as follows:

FOR LEGAL DESCRIPTION AND SOURCE OF TITLE SEE ATTACHED EXHIBIT A

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Attached to and becoming a part of Deed between FRANK LEONARD, an unmarried man, and JOHANNA BISHOP, an unmarried woman, as Grantor(s), and JONATHAN CHAPMAN, a single man, as Grantee(s).

IN TESTIMONY WHEREOF, witness the hand of the Grantor herein, all on this the day and year first above written.

FRANK LEONARD

JOHANNA BISHOP

GRANTOR

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary, does certify that on this 29th day of July, 2019, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **FRANK LEONARD** and **JOHANNA BISHOP**.

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Notary Public Greg D Davis
My Commission Expires: 12/23/20

Attached to and becoming a part of Deed between FRANK LEONARD, an unmarried man, and JOHANNA BISHOP, an unmarried woman, as Grantor(s), and JONATHAN CHAPMAN, a single man, as Grantee(s).

IN THIS OATH OF VALUE, I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00), to the best of Grantor's knowledge, information and belief.

Frank Leonard
FRANK LEONARD

Johanna Bishop
JOHANNA BISHOP

AFFIANT

STATE OF Tennessee)
)
Davidson COUNTY)

The undersigned, a Notary Public, does certify that on this 24th day of July, 20 19, the foregoing was produced to me and was sworn to, acknowledged and delivered by **FRANK LEONARD** and **JOHANNA BISHOP**.

Notary Public Greg D Davis
My Commission Expires: 12/23/20

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Jonathan Chapman
908 Riverside Drive
Nashville, TN 37206

Property Owner and Address:
Jonathan Chapman
908 Riverside Drive
Nashville, TN 37206

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 3740

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12 on the Map of Part One, Hanley Subdivision, as of record in Book 1424, Page 33, Register's Office for said county.

Said Lot No. 12 fronts 75 feet on the west side of Riverside Drive and runs back between lines, 175.84 feet on the north line, 167.64 feet on the south line to the east right-of-way line of the L. and N. Railroad on which it measured 75.06 feet.

Being the same parcel conveyed to FRANK LEONARD and JOHANNA BISHOP, as tenants in common, from FRANK LEONARD, Trustee of THE KATHERINE LEONARD SPECIAL NEEDS TRUST, by virtue of a deed dated May 27, 2016, recorded May 31, 2016, as Instrument No. 20160531-0054137 County of Davidson, State of Tennessee.

Assessor's Parcel No: 083 07 0 205.00

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne