Karen Johnson Davidson County
Batch# 275542 DEEDWARR
08/22/2019 03:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20190822-0084754

1413-19

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this the 22 day of August, 2019.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Krista Chapman**	Send Tax Bills To:	Map-Parcel Numbers **Map 073-01-0 Parcel 051.00**
2218 Kline Avenue	NEW OWNER	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John Walker and wife, Joy Robles

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Krista Chapman , unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the easterly part of Lot No. 13, Block H on the Plan of Country Club Estates of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 103 feet on the westerly side of Williams Ferry Road NKA Riverwood Drive and runs back 123.8 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to John Walker and wife, Joy Robelis, by Deed dated August 17, 2015 from James Douglas, of record in Instrument No. 20150819-0083386, Register's Office for Davidson County, Tennessee. The name of the Joy Robles was misspelled in the prior deed. Joy Robelis and Joy Robles are one and the same.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 843, Page 95, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **2015 Riverwood Drive, Nashville, TN 37216**

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 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 my/our hand(s) this 16 day of **August, 2019.**

John Walker

Joy Robelis/ Robles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John Walker and Joy Robelis,*** the within named sellers, 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.

*Robles

Witness my hand and official seal at Nashville, Tennessee, this 16th day of **August, 2019.**

Notary Public

My Commission Expires: 9-8-21

JANET PARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
MY COMMISSION EXPIRES 9-8-2021

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson }

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

Notary Signature

My Commission Expires September 7, 2019