Name and Address of New Owner:
Jessica Chapman and Benjamin Jones
929 Davidson Drive, Nashville, Tennessee 37205

Send Tax Bills To:
Jessica Chapman and Benjamin Jones
929 Davidson Drive, Nashville, Tennessee 37205

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 115-06-0-080.00

Karen Johnson Davidson County
Batch# 276629 DEEDWARR
08/27/2019 08:10:47 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20190827-0085938

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan H. Davis, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BENJAMIN CHAKOIAN JONES AND JESSICA H CHAPMAN, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section I, West Meade Hills of record in Book 2900, Page 62, Register's Office for said County.

SAID Lot No. 8 fronts 100.00 feet on the southeasterly margin of Davidson Drive and extends back 325.7 feet on the southwesterly line and 375.6 feet on the northeasterly line to a dead line in the rear measuring 163.6 feet thereon.

Being the same property conveyed to Susan H. Davis, by Warranty Deed from Paul A. Wilson and spouse, Mary S. Wilson recorded September 10, 2001, of record in Instrument No. 20010910-0097784, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 929 Davidson Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BMR-19-929

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of August, 2019.

Susan H. Davis (SEAL)
Susan H. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of August, 2019, before me personally appeared Susan H. Davis, 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's (or persons') free act and deed.

Witness my hand, at office, this 21st day of August, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $362,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
21st day of August, 2019.

Notary Public
My commission expires: 3/7/23
File No. 2019-519

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023