THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822362** Karen Johnson Davidson County Batch# 296120 DEEDWARR 10/04/2019 10:49:14 AM 2 pgs Fees: $13.00 Taxes: $2,482.70 20191004-0101771	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $671,000.00. Affiant Subscribed and sworn to before me, this30th day of September, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chapman Capital, LLC.	Chapman Capital, LLC.	Tax Parcel ID No.
112 Mockingbird Road	112 Mockingbird Road	07700008200
Nashville, TN 37205	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lance A. Davis, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chapman Capital, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The following described property located in the 8th Civil District of Davidson County, Tennessee, to-wit:

On the Westerly margin of Cub Creek Road and bounded on the South by Tract Number 3, on the West by Wright Properties, Inc., the North by Tract Number 5, and more particularly described as follows:

Commencing at an iron rod new, in the Westerly margin of Cub Creek Road, the Northeast corner of the Thomas L. Mundy (Book 9646, Page 246, Register's Office of Davidson County, Tennessee) and the Southeast corner of Tract Number 1; thence with the margin of said road North 35 degrees 49 minutes 25 seconds East 347.15 feet to a point of curvature; thence with a chord bearing and a distance of North 45 degrees 06 minutes 29 seconds East 238.38 feet to a point of tangent; thence North 54 degrees 23 minutes 32 seconds East 187.82 feet to an iron rod new, the Northeast corner of Tract Number 3, the Southeast corner and point of beginning of this tract;

Thence leaving said road North 67 degrees 12 minutes 18 seconds West 832.45 feet to an iron rod new in the South line of the Wright Properties, Inc. (Book 5356, Page 987, Register's Office of Davidson County, Tennessee) and the Northwest corner of Tract Number 3 and the Southwest corner of this tract; thence with the South line of Wright Properties, Inc. North 89 degrees 07 minutes 13 seconds East 425.20 feet to an iron post old; thence with the West line of Wright Property, Inc, North 10 degrees 17 minutes 57 seconds East, 190.18 feet to an iron rod, new; the Southwest corner of Tract Number 5 and the Northwest corner of this tract; thence with the South line of Tract Number 5 South 67 degrees 26 minutes 09 seconds East 631.79 feet to an iron rod new in the Westerly margin of Cub Creek Road; the Southeast corner of Tract Number 5 and the Northeast corner of this tract; thence with the margin of said road and a curve to the right having a radius of 454.05 feet, a length of 237.26 feet and a chord bearing and distance of South 39 degrees 25 minutes 22 seconds West 234.57 feet to a point of tangent; thence South 54 degrees 23 minutes 32 seconds West 153.61 feet to the point of beginning.

Being the same property conveyed to Lance A. Davis by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, recorded on the 14th day of March, 2014 in Instrument No. 20140314-0021444, in the Register's Office of Davidson County, Tennessee.

Michelle Grace Davis joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Grant of Utility Line Easement as set forth in instrument recorded in Instrument No. 20040226-0021787, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 8422 Cub Creek Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2019.

Lance A. Davis

Lance A. Davis

Michelle Grace Davis

Michelle Grace Davis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lance A. Davis and Michelle Grace Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2019.

Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022