Karen Johnson Davidson County
Batch# 297928 DEEDWARR
10/09/2019 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20191009-0103379

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-1795TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st day of October, 2019.

Notary Public

Commission Expiration:
7-25-20

BETH TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Amber Jennings and Joshua Jennings 7774 Sawyer Brown Rd. Nashville, TN 37221	**SAME AS NEW OWNER.**	128-11-0-040.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Shannon Chapman, UNMARRIED** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber Jennings and Joshua Jennings, Husband and Wife** 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:

Property known as 7774 Sawyer Brown Rd. Nashville, TN 37221, County of Davidson to wit:

Land in Davidson County, Tennessee, Being Lot No. 8A, Clunan Heights, Section Two, Zone Lot Division, as shown on plat of record in Plat Book 6250, Page 362, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Chapman, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated 03/26/2013 filed and recorded 04/02/2013 of record in Instrument No. 20130402-0032535, said Register's Office.

Tax Map and Parcel ID is as follows 128-11-0-040.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 7774 Sawyer Brown Rd., Nashville, TN 37221

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 unemcumbered, 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 hand this 1st day of October, 2019.

Shannon Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of October, 2019, before me personally appeared **Shannon Chapman**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 1st day of October, 2019.

Notary Public

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

Commission Expiration: 12/05/2020

LTE File No.: 19-1795TN

True Copy Certification

I, **Shelly Walling**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Shelly Walling

State of **Tennessee**
County of **Davidson**

Personally appeared before me, Chasity Petty, a notary public for this county and state, **Shelly Walling,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

CHASITY PETTY
STATE SEAL OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021