Karen Johnson Davidson County
Batch# 378346 DEEDWARR
03/27/2020 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20200327-0033239

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is
$369,900.00 David C. Williams
Affiant

Subscribed and sworn to before me, this the
24 day of March 2019, 2020

Notary Public

My commission expires 7-24-22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
HEATHER C. FLETCHER AND ANDREW T. MCELHINEY	Mortgage Investors Group	042 14 0 095.00
114 S Graycroft Avenue	8320 E. Walker Springs Ln #200	
Madison, TN 37115	Knoxville TN 37923	

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, I, **LILA B. CHAFFIN**, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HEATHER C. FLETCHER, AN UNMARRIED WOMAN AND ANDREW T. MCELHINEY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being part of the east part of the F. W. Jones Farm, and being known as Lot No. 9 on the unrecorded Map of a Subdivision of said property by B. C. Head, and described according to a copy of a survey by Harvey Gee, Surveyor, September 22, 1949, as follows: BEGINNING at a point in the westerly margin of Graycroft Road, at the common corner of Lots 9 and 10; thence with the line between said lots, westerly 371.6 feet to a point; thence north 2 degrees 45 east 115 feet to the common of Lots 8 and 9; thence with the line between said lots, easterly 371.6 feet to the westerly margin of Graycroft Road; thence with the margin of the same south 2 degrees 45' west 115 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 7868, PAGE 641, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to ROBERT B. CHAFFIN, A SINGLE PERSON, by deed from HATTIE C. PARRISH AND ALVIN TUCKER PARRISH, JR. AND JUDITH YOUNT, of record in Instrument No. 20010305-0020365, dated February 28, 2001, said Register's Office. Being further conveyed to ROBERT B. CHAFFIN AND LILA B. CHAFFIN, HUSBAND AND WIFE, by quitclaim deed from ROBERT B. CHAFFIN, of record in Instrument No. 20190402-0029489, dated March 29, 2019, said Register's Office. Robert B. Chaffin having since died, the property is now vested in Lila B. Chaffin.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 114 South Graycroft Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 25th day of MARCH, 2020.

Lila B Chaffin
LILA B. CHAFFIN

State of Tennessee)

County of Davidson)

On this 25th day of March, 2020, before me personally appeared, LILA B. CHAFFIN, to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 3-8-22 Jacqueline G Brown
Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

