WARRANTY DEED

Karen Johnson Davidson County
Eatch# 406783 DEEDWARR
05/27/2020 02:45:27 PM 2 pgs
Fees: $13.00 Taxes: $2,691.75
20200527-0054630

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $727,500.00.

M. Spitzmagle
Affiant

Subscribed and sworn to before me, this the 22 day of May, 2020.

J Anderson
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:	Send Tax Bills To:	Map-Parcel Numbers
Lorraine D. Jones	NEW OWNER	**Map 130-04-0 Parcel 165.00**
4501 Utah Avenue		
Nashville, TN 37209		

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,

Robert Chaffin Jr. and Camille Chaffin, husband and wife

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

Lorraine D. Jones , single woman

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 55 feet of Lot Nos. 4, 5, and 6 on the Map of the Re-Subdivision of the Northerly one-half of Block 12, Sylvan Park Plan, of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of Lot Nos. 4, 5, and 6 fronts 55 feet on the southerly side of Utah Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North, 160 feet to an alley.

Being the same property conveyed to Robert Chaffin, Jr. and Camille Chaffin, husband and wife, by Deed dated June 17, 2013 from David A. Meek and Katie Meek, husband and wife, of record in Instrument No. 20130619-0062567, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 332, Page 61, 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 **4501 Utah Avenue, Nashville, TN 37209**

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 22nd day of **May, 2020.**

Robert Chaffin Jr. _____ _____

Robert Chaffin Jr.

Camille Chaffin _____ _____

Camille Chaffin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert Chaffin Jr. and Camille Chaffin,** 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.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of May, 2020.

Colleen Walters

Notary Public

My Commission Expires: 5/9/23

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON