Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

For Register's Use Only

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 406789 **DEEDWARR**
05/27/2020 02:53:08 PM 2 pgs
Fees: $13.00 Taxes: $822.88

20200527-0054639

STATE OF TENNESSEE
COUNTY OF MACON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Andrew A. Stanford, Atty At Law & Real Estate Title Company, 116 Public Square, Lafayette, TN 37083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd M. Haddock, Sr. and Alisha Haddock, husband and wife	SAME	Map # 03000025400
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Bryce A. Chandler, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd M. Haddock, Sr. and Alisha Haddock, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN THE 1st CIVIL DISTRICT OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING A TRACT OF LAND IN TIIE 1ST COUNCILMAN DISTRICT OF DAVIDSON COUNTY AND A PORTION OF THAT PROPERTY CONVEYED TO JOHN R. ADAMS IN DB 4032, PG 127 RODCT KNOWN AS THE JOHN R. ADAMS LOT AS OF RECORD NO. 20020110-004036 RODCT, MORE ACCURATELY DESCRIBED ACCORDING TO A SURVEY DATED 10-16-2001 BY TOMMYE. WALKER, 1N LICNO 1465 AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHEASTERLY MARGIN OF WHITES CREEK PIKE, SAID PIN BEING THE MOST SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT AND A COMMON CORNER TO LOT I OF FISH ADAMS PROPERTY (PB 5190, PG 33 RODCT); THENCE NOW LEAVING SAID MARGIN N 38 DEG. 10' 00" E, 723.58' TO AN IRON PIN; THENCE S 51 DEG. *50'* 50" E, 155.00' TO AN IRON PIN; THENCE S 38 DEG, 10' 00" W. 289.18' TO AN IRON PIN; THENCE N 51 DEG. 50' 00" W, 68.53', THENCE S 38 DEG. 10' 00" W, 275.00' TO AN IRON PIN; THENCE S 53 DEG. 59' 19" E, 38.58' TO AN IRON PIN; THENCE S 38 DEG. 10' 31" W. 161.57' TO AN IRON PIN IN SAID MARGIN; THENCE WITH SAID MARGIN N 51 DEG. 30' 09" W, 125.00' TO THE POINT OF BEGINNING, MORE OR LESS.

Being that property conveyed to Bryce A. Chandler by deed from U.S. Bank Trust, N.A. as Trustee for LSF9Master Participation Trust, dated June 5, 2018, of record as Instrument Number 20180625-0060982, Register's Office, Davidson County, Tennessee.

Possession with deed.

2020 taxes shall be prorated.

unimproved ☐
This is improved ☒ property, known as 4835 Whites Creek, Whites Creek, TN 37189
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 our hands this 22nd day of May, 2020.

Bryce A. Chandler

Bryce A. Chandler

STATE OF TENNESSEE

COUNTY OF MACON

Personally appeared before me, the undersigned, a Notary Public, **Bryce A. Chandler,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Commission expires:

Crystie Keene

Notary Public

CRYSTIE KEENE
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY
My Commission Expires 11-16-2020