**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**383 Johnny Cash Parkway Suite 201**
**Hendersonville, TN 37075**

Karen Johnson Davidson County
Batch# 468115 **DEEDWARR**
09/01/2020 02:25:06 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20200901-0099406

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $395,000.00.**

Stephanie Woodall
**Affiant**

**Subscribed and sworn to before me, this 27th day of August, 2020.**

C. Loy Carney
**Notary Public**
**My commission expires:**

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

**05-2007-67783**

[redacted]

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Gregory Matthew Chitwood<br>1450 Finnland Drive<br>Nashville TN 37207 | new owner | 041-06-0-039.00 |

[redacted]

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jessee W. Drew, A Single Man, and Lynn Drew, A Single Woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Gregory Matthew Chitwood, Single Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying in Davidson County, Tennessee, being a portion of Lot No. 9, on the Plan of Section Two, Skyline Subdivision, of record in Book 3700, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description, and being more particularly described as follows, to-wit:

Beginning at a point in the North right of way margin of Finnland Drive, said point being N 89° 52' W 188.03 feet from the common corner of Lot Nos. 9 and 10 of said subdivision; thence with said margin N 89° 52' W 34.97 feet to an iron pin in concrete at the beginning of a curve having a radius of 325.00 feet; thence with said curve Southwesterly 177.91 feet to an iron pin at the common corner of Lot Nos. 8 and 9; thence leaving road, N 31° 14' W 55.15 feet to an iron pin in concrete; thence N 04° 26' E 448.00 feet to an iron pin in concrete; thence N 02° 00' E 266.00 feet to a concrete monument at the northwest corner of Lot No. 9; thence S 87° 16' E 190.96 feet to a point in the North boundary of said Lot No. 9; thence with a new line severing said Lot No. 9 S 00° 08' W 703.5 feet to the point of beginning.

For informational purposes only: prior deed references subject property to contain 3.5 acres, more or less.

Being the same property conveyed to G. O. Durand and wife, Angela Marie Durand by deed from Deborah K. Fox, dated July 10, 2014, recorded July 15, 2014, of record in Instrument No. 20140715-0062223, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jessee W. Drew and Lynn Drew, husband and wife by deed from G.O. Durand and wife, Angela Marie Durand, dated September 14, 2017, recorded September 18, 2017, of record in Instrument No. 20170918-0095089, Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree of Divorce of the Furth Circuit Court of Davidson County, entered July 8, 2020, in Docket No. 20D-440.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-TAB-20 1450

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1450 Finnland Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of August, 2020.

Jessee W. Drew

Lynn Drew

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jessee W. Drew and Lynn Drew**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 27th day of August, 2020.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

LATIKA R...
STATE OF TENNESSEE ...ARY
...SUMNER COUNTY
My Commission Exp...