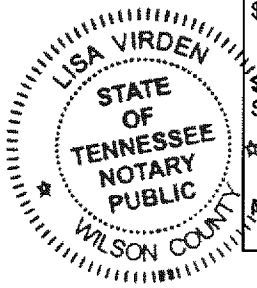
Karen Johnson Davidson County
Batch# 480104 DEEDWARR
09/21/2020 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20200921-0108230



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $305,000.00.

Theresa K Hanson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of September, 2020.

NOTARY PUBLIC

My commission expires: 3/12/2024

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Cody Dell Rickman (NAME)	New Owner (NAME)	064110A04300CO
706 N Chestnut Court (ADDRESS)	(ADDRESS)	
Nashville, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Ronald E. Napier and wife, Jeanne M. Napier,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Cody Dell Rickman , single man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 43, on the plan of Caleb Chase, of record in Book 6250, pages 821 and 822, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Ronald E. Napier and wife, Jeanne M. Napier by deed from Matthew G. Courter and wife, Cindy L. Courter, dated 04/12/1996, of record in Book 10022, Page 80, said Register's Office.

Together with permanent easements, appurtenant to said Lot No. 43, over and across Lot No, 44 on said Plan of Caleb Chase for the purpose of locating a concrete pad and air conditioner on said Lot No. 44 as shown on the unrecorded mortgage Loan Inspection dated December 20, 1988, made by John Kohl & Company, P.C., File No. 76303-C, and for the purpose of entry upon said Lot No. 44 in connection with the maintenance and/or replacement, from time to time, of said concrete pad and/or conditioner.

This property is __unimproved _X_improved property known as: 706 N Chestnut Court, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of September, 2020.

Ronald E. Napier

Jeanne M. Napier

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald E. Napier and Jeanne M. Napier, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM