Name and Address of New Owner:
Benjamin P. Chase and Mary E. Lagunowich
437 Cornish Drive
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 060-01-0-080.00

Karen Johnson Davidson County
Batch# 535774 DEEDWARR
12/16/2020 11:01:45 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30
20201216-0148520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Susan M. Hartman, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin P. Chase, an unmarried man and Mary E. Lagunowich, an unmarried woman, as tenants in common with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot 79, SECTION THREE, ALDRICH HEIGHTS, as shown on plat of record in Plat Book 2663, Page 49, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property

Being the same property conveyed to Susan M. Hartman, single woman by Warrany Deed from Betty J. Bassham, a Single Woman, dated November 5, 2015, recorded November 9, 2015 at 3:09 PM in Instrument No. 20151109-0114099, Register's Office of Davidson County, Tennessee. Howard E. Bassham now being deceased.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 437 Cornish Drive, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-VC-20-487

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of December, 2020.

Susan M. Hartman (SEAL)
Susan M. Hartman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of December, 2020, before me personally appeared Susan M. Hartman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of December, 2020.

Notary Signature
My commission expires: 11.8.2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $279,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of December, 2020.

Notary Public
My commission expires: 07/09/24
File No. 20-1613

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024