WARRANTY DEED

Karen Johnson Davidson County
Batch# 555676 DEEDWARR
01/15/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210115-0007350

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF JANUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-2114LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Daniel Patrick Rafferty		
5803 Mackie Place		091 10 0 406.00
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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRIAN CHESTER*

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

DANIEL PATRICK RAFFERTY, UNMARRIED MAN

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:

Being Lot No. 88 and the Westerly 16 feet of Lots. 89 on the PLAN OF SUBDIVISION OF LOTS 39 AND 40 IN THE DIVISION OF B.F. COCKRILL FARM, of record in Book 332, Page 41, in the Registers Office for Davidson County, Tennessee.

Said Lot 88 and the Westerly part of Lot 89 front together 66 feet on the Northerly side of Mackie Avenue and extends back 150 feet to an alley.

Being the same property conveyed to Brian Chester, by Warranty Deed from Nicholas Antony Govrik, of record in Instrument No. 20190828-0086973, in the Register's Office of Davidson County, Tennessee, dated August 28, 2019 and recorded on August 28, 2019.

Being the same property conveyed to Nicholas Antony Govrik, by Quit Claim Deed from Judy K. Morgan, of record in Instrument No. 20160317-0025562, in the Register's Office of Davidson County, Tennessee, dated March 16, 2016 and recorded on March 17, 2016.

Being the same property conveyed to Judy K. Morgan, by Warranty Deed from James M. Cauthron and Barry Cauthron, the only heirs at law of Lucille Cauthron by intestate succession, of record in Instrument No. 20000626-0062915, in the Register's Office of Davidson County, Tennessee, dated June 23, 2000 and recorded on June 26, 2000.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUBDIVISION OF LOTS 39 AND 40 IN THE DIVISION OF B.F. COCKRILL FARM, as recorded in Plat Book 332, Page 41.

This is improved property known as 5803 Mackie Place, 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 in 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 hand on the 14th day of January, 2021.

Brian Chester

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRIAN CHESTER, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 14th day of January, 2021.

Notary Public

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-19-2024

My Commission Expires: 2-19-2024

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021