Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 088-PHHS-21-0310

WARRANTY DEED

Karen Johnson Davidson County
Batch# 588966 **DEEDWARR**
03/10/2021 03:17:43 PM 2 pgs
Fees: $13.00 Taxes: $998.63

20210310-0031812

File No. AT-21-149

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kirk Futrell	New American Funding	
(NAME) 310 Chimney Hill	(NAME) 14511 Myford Rd Ste 100	142-08-0B-097.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Tustin CA 92780	
(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, I/we, **John Chaffin and Jane Chaffin, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirk Wayne Futrell, an unmarried man**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 97, on the Plan of Phase IV, Coronada (erroneously referenced in prior deed as Coronado Condominiums), Town Home Condominiums, as established by the Master Deed of record in Book 4901, Page 679; Book 5202, Page 329; Book 5306, Page 241; Book 5522, Page 675, and Book 5869, Page 269, and as shown on the plan of record in Book 5200, Page 217, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Moryc by Warranty deed from Kathryo Spain of record in Instrument No. 20140819-0075339 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 19, 2014.

Being the same property conveyed to Jane Chaffin and John Chaffin, wife and husband by Warranty deed from Michael A. Moryc, a married man of record in Instrument No. 20190529-0050604 Register's Office for Davidson County, Tennessee, dated May 28, 2019 and recorded on May 29, 2019.

Being also known as 310 Chimney Hill 97 Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

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/our hand this 5th day of March, 2021.

John Chaffin

Jane Chaffin

Jane Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of March, 2021, before me personally appeared John Chaffin and Jane Chaffin, 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 5th day of March, 2021.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 1/3/23