WARRANTY DEED

Karen Johnson Davidson County
Batch# 780719 DEEDWARR
12/28/2021 02:12:17 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20211228-0170619

LR-MO-21-1216

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/9/2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Fairlane Invest, LLC	New Owners	
(NAME)	(NAME)	**041-07-0-032.00**
1715K S Rutherford Blvd		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NEIL B. CHAFFIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FAIRLANE INVEST, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

METRO DAVIDSON COUNTY TAX PARCEL 04107003200
1216 BELL GRIMES LN, NASHVILLE, DAVIDSON COUNTY, TN.
0.31 ACRES

THIS CERTAIN PARCEL OF REAL ESTATE SITUATED AND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF 1214 BELL GRIMES LN(PARCEL 04107003300) ON THE NORTH RIGHT OF WAY OF BELL GRIMES LN, TRAVEL THENCE ALONG AND WITH THE NORTH MARGIN OF BELL GRIMES LN N 82-00-14 W 68.00'N TO A POINT ON THE SOUTHEAST CORNER OF 1218 BELL GRIMES LN(PARCEL 04107003100), THENCE ALONG AND WITH 1218 BELL GRIMES EAST LINE N 07-59-46 E 200.00' TO AN IRON PIN ON THE SOUTH LINE OF 3799 MARYDALE DR(PARCEL 04107009300) TRAVEL THENCE ALONG AND WITH 3799 & 3801 MARDALE DR(PARCEL 04107009400) S 82-00-14 E 68.00' TO AN IRON PIN AT THE NORTHWEST CORNER OF 1214 BELL GRIMES LN, THENCE ALONG AND WITH 1214 BELL GRIMES LN S 07-59-46 W 200.00' TO
AN IRON PIN AT THE POINT OF BEGINNING, CONTAINING 13,600 SF OR 0.31 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY ELKINS SURVEYING COMPANY DATED 12/14/2021.

Being the same property conveyed to Neil B. Chaffin, married by Warranty Deed from Sarah Knight, an unmarried woman of record in Instrument No. 20190405-0031175 Register's Office for Davidson County, Tennessee, dated April 4, 2019 and recorded on April 5, 2019.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1216 Bell Grimes Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 20 DAY OF DECEMBER, 2021.

Neil B. Chaffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212