Karen Johnson Davidson County
Batch# 787694 DEEDWARR
01/11/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220111-0003585

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/20/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Leonard Francis Boothstodd	First Bank	Parcel ID: 135-16-0A-039.00-000
(NAME) 2445 Ravine Drive	(NAME) 722 Columbia Ave.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Franklin TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Douglas W. Ball-Chandler and wife, Betsy E Chandler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Leonard Francis Boothstodd**, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, to wit:

Being Lot No. 55, on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village, of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Douglas W. Ball-Chandler and wife Betsy E. Ball-Chandler, By Warranty Deed from Christopher John Rathfoot and wife Tammy Lynn Rathfoot dated May 24, 1999 recorded June 08, 1999, of record in Book 11517, Page 659 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Douglas W. Ball-Chandler and wife, Betsy E. Chandler from Douglas W. Ball-Chandler and wife, Betsy E. Ball-Chandler by and through Richard A. Northcutt, Trustee by Trustee's

Quitclaim Deed dated December 14, 2010 recorded December 21, 2010,of record as Instrument No. 20101221-0101417 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2445 Ravine Drive, Nashville, TN 37217

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 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 hands this 30th day of December, 2021

Douglas W. Ball-Chandler

Betsy E Chandler

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Douglas W. Ball-Chandler and wife, Betsy E Chandler, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of December, 2021.

Notary Public

My Commission Expires: 2/19/24

(SEAL)

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 30, 2021.

J. Carlton Drumwright

December 30, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 30, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY