9

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2005

Notary Public

MY COMMISSION EXPIRES: 8-23-08 (AFFIX SEAL)

SUSAN B. GREEN NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
379 EAST MAIN STREET
HENDERSONVILLE, TN 37075

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Burrough Jr	Thomas H. Burrough Jr	
(NAME) 6204 Banbury Station	(NAME) 6204 Banbury Station	172-00-09A ~2.00
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20052340

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Kristina Chapman, Contractor, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Burrough Jr, a married person**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6204 Banbury Station, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of August, 2005.

Davidson County DEEDWARR
Recvd: 09/06/05 12:35 2 pgs
Fees:13.00 Taxes:1472.23
20050906-0106545

Kristina Chapman, Contractor, LLC

By: _____
Kristina Chapman, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Kristina Chapman, Contractor, LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Kristina Chapman, Contractor, LLC executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of August, 2005.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kristina Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Kristina Chapman Contractor, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Commission Expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 1015376

EXHIBIT A

A tract or parcel of land located in Davidson County, State of Tennessee, the same being Lot No. 2 on the plan of Resubdivision of Lots 2 and 35, Banbury Crossing, Third Revision of Section One, a Planned Unit Development, as of record in Book 9700, page 742, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING all of the same property conveyed to Kristina Chapman, Contractor, LLC by Quitclaim Deed from Thomas A. Chapman and Kristina L. Chapman, husband and wife, executed August 25, 2005 and filed of record in Instrument No. 20050906-0106544, Register's Office for Davidson County, Tennessee.