WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 437,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2006 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBORAH A. RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 21, 2008

Davidson County DEEDWARR
Recvd: 07/14/06 13:30 2 pgs
Fees:13.00 Taxes:1616.90
20060714-0085097

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason B. Doble and Tiffany R. Doble	Colonial National Mortgage 2626 West Freeway Fort Worth, TX 76102	**172-140B-227.00 CO**
(NAME) **4741 Sterling Cross**	(NAME)	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS)	
(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, WE, **Claude D. Chapman and Renae Chapman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason B. Doble and Tiffany R. Doble, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 156 ON THE PLAN OF WINFIELD PARK, PHASE 2, SECTION 2, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030422-0052787, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLAUDE D. CHAPMAN, UNMARRIED BY SPECIAL WARRANTY DEED FROM TURNBERRY HOMES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 9TH DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040609-0068054 RE-RECORDED AT INSTRUMENT NO. 20060203-0013744, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. CLAUDE D. CHAPMAN HAVING SINCE MARRIED RENEE CHAPMAN.

RENEE CHAPMAN, SPOUSE OF CLAUDE D. CHAPMAN, JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY MARITAL INTEREST SHE MAY HAVE TO SAID PROPERTY.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4741 Sterling Cross, Nashville, TN 37211**
(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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the 7th day of **July, 2006.**

Claude D. Chapman

Renae Chapman

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Claude D. Chapman and Renee Chapman, whom I am personally acquainted and who upon his/her/their oath acknowledged that they executed the foregoing instrument for the purpose therein contained.
WITNESS my hand and official seal at Brentwood, Tennessee, this 7th day of July, 2006.

Julie Wilbanks
NOTARY

MY COMMISSION EXPIRES: 2/20/08

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.