WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/03/06 11:14 2 pgs
Fees:13.00 Taxes:332.63

20061003-0122321

STATE OF TENNESSE
COUNTY OF DAVIDOSN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Chapman	**Lisa M. Chapman**	
(NAME)	(NAME)	
1716 Marsden Avenue	**111 Mockingbird Road**	**MAP 72-12**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Nashville, TN 37205**	**PARCEL 201.00**
(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, **ELTON B. WALLER, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LISA M. CHAPMAN, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 131, all of Lot No. 132 and the easterly 6 feet, 8 inches of Lot No. 133 on the map of Riverside Drive Subdivision, as of record in book 974, pages 60 and 61, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elton B. Waller and wife, Sarah B. Waller by Deed from Cumberland Builders, Inc., of record in Book 5112, page 26, Register's Office for Davidson County, Tennessee. The said Sarah B. Waller died December 16, 2005, thereby vesting property in Elton B. Waller, as surviving tenant by the entirety.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 974, pages 60 and 61, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1716 Marsden Avenue, Nashville, TN 37216
(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.

Witness our hands this 28th day of September, 2006.

Elton B. Waller
Elton B. Waller

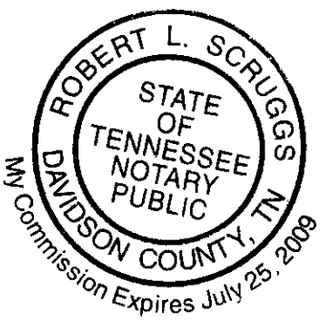
STATE OF TENNESSE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Elton B. Waller the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2006.

Commission expires:



Notary Public