26-1-682

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES SEPTEMBER 22, 2009
(AFFIX SEAL)

CARRIE HUGHES NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

P-06-869

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Chapnick	Wells Fargo Bank NA (NAME)	108.04-0-028.00
869 Norwalk Drive	1000 Blue Gentian Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Eagan MN 55121-1663	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOUG HARRIS AND WIFE, REBECCA HARRIS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KEVIN CHAPNICK AND WIFE, BARBARA CHAPNICK, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 64, ON THE PLAN OF, LARCHWOOD, SECTION TWO, AS OF RECORD IN PLAT BOOK 5200, PAGES 57, 58 AND 59, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO DOUG HARRIS AND REBECCA HARRIS BY QUITCLAIM DEED FROM SUSAN L. LONG, NOW KNOWN AS SUSAN THOMPSON TO DOUG HARRIS AND REBECCA HARRIS, RECORDED MARCH 2, 2001 IN INSTRUMENT NO. 20010302-0019759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 869 Norwalk Drive, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 01/04/07 12:53 2 pgs
Fees:13.00 Taxes:684.50
20070104-0001727

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 my/our hand(s) this 29th day of December, 2006.

Doug Harris

Rebecca Harris

STATE OF Tennessee

COUNTY OF Davidson

I, Carol T. Baker, a Notary Public of the County and State first above written, do hereby certify that Doug Harris and Rebecca Harris personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of December, 2006.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800