Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/22/08 09:05 7 pgs
Fees:38.00 Taxes:1221.00
20080722-0074941

ADDRESS NEW OWNER:
Mary Sanders
3504 Trimble Road
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

NONE

MAP 131-5
GROUP
PARCEL 31.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Nancy Chapman McGugin, Executrix, Nancy Chapman, McGugin, individually, Sandra Ramsey Chapman, Pride Robert Chapman, IV and Nancy Dawn Chapman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Mary Sanders**, hereinafter called the GRANTEE, 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" for legal description

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **3524 Trimble Road, Nashville, Tennessee 37215.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this **the** 19th day of **May, 2008.**

By: Nancy Chapman McGugin, Executrix
Nancy Chapman McGugin, Executrix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Nancy Chapman McGugin, Executrix** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be the **Executrix** of **The Last Will and Testament of Frances Haynes Chapman**, the within named bargainor, and that she as authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7-1908

ROBERT M. LOPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS my hand this the 19th day of **May, 2008.**

Nancy Chapman McGugin, individually

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Chapman McGugin** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7-1908

ROBERT M. LOPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WITNESS our hands this the 5th day of **May, 2008.**

Sandra Ramsey Chapman

Sandra Ramsey Chapman

STATE OF GEORGIA
COUNTY OF LAURENS

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Sandra Ramsey Chapman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2008.

Wanda M. Webb

NOTARY PUBLIC

My Commission Expires:

WANDA M. WEBB NOTARY PUBLIC Comm. Exp. 10/12/08 LAURENS COUNTY, GA.

WITNESS our hands this the 6th day of **May, 2008.**

Pride Robert Chapman IV

Pride Robert Chapman, IV

STATE OF GEORGIA
COUNTY OF Laurens

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pride Robert Chapman, IV**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of May, 2008.

Kathy Tapley

NOTARY PUBLIC

KATHY R. TAPLEY NOTARY PUBLIC LAURENS COUNTY, GA

My Commission Expires: 4/01/2008

WITNESS our hands this the 7 day of **May, 2008.**

Nancy Dawn Chapman

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Nancy Dawn Chapman**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 7 day of May, 2008.

Miranda Andrus
NOTARY PUBLIC

My Commission Expires:

MIRANDA ANDRUS
Notary Public - State of Florida
My Commission Expires Apr 14, 2012
Commission # DD 779147
Bonded Through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $ 330,000.00

Mary for Mark
AFFIANT

Subscribed and sworn to before me on this 19th day
of May, 2008.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 7/19/2008



Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Russwood Heights, of record in Book 2133, page 12-13, Register's Office, Davidson County, Tennessee, more particularly described as follows;

Beginning at a point in the easterly margin of Trimble Road, the same being the common corner of Lots 35 and 36 in said Subdivision; thence eastwardly with the dividing line between Lots 36 and 35 , 21feet to a concrete marker; thence southwardly with the dividing line between Lots 34 and 35, 192 feet to a point in the northerly margin of Trimble Court; thence around a curve to the left, said curve having a radius of 50 feet and in a westerly direction 12.1 feet to a concrete monument; thence around a curve to the right, said curve having a radius of 25 feet and still with the northern margin of Trimble Court 21 feet to a concrete marker; thence continuing westerly with the northerly margin of Trimble Court 119.4 feet to a concrete marker; thence around a curve to the right said curve having a radius of 25 feet, 38.9 feet to a concrete marker in the easterly margin of Trimble Road; thence with the easterly margin of Trimble Road, northwardly 158.1 feet to the point of beginning.

Being the same property conveyed to Pride R. Chapman, Jr. and wife, B. Frances Chapman by deed of record in Book 3506, page 71, said Register's Office, and with B. Frances Chapman and Frances Haynes Chapman being the same person, and the said Frances Haynes Chapman being the surviving tenant by the entirety of the said Pride R. Chapman, Jr., now deceased, in her Last Will and Testament of record in Probate Division of the Davidson County Circuit Court Clerk Office, Docket No. 07P1167, equally to her children, Pride R. Chapman, III and Nancy Chapman McGugin, and with said Pride R. Chapman, III having since died, interests his one-half undivided interest was inherited by his wife, Sandra Ramsey Chapman and his children, Pride Robert Chapman, IV and Nancy Dawn Chapman as explained by an Affidavit of Heirship dated May 5, 2008 which is being recorded simultaneously herewith in the Register's Office, Davidson County, Tennessee in Inst. No. X_____.

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