BOX 13 #14463

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010
(AFFIX SEAL)

B-SKOW-08-812

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Charlene L. Van Arsdale	Franklin American Mortgage	
812 Autumn Court (ADDRESS)	501 Corporate Centre Dr. (ADDRESS) Ste 400	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Franklin TN 37067 (CITY) (STATE) (ZIP)	141-07B-048.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CLAYTON A. CHAPMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLENE L. VAN ARSDALE, UNMARRIED, hereinafter called the Grantee(s), 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. 203 ON THE PLAN OF THE FIRST REVISION OF SOMERSET FARMS, SECTION THREE, A PLANNED UNIT DEVELOPMENT, OF RECORD IN PLAT BOOK 7900, PAGE 741, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CLAYTON A. CHAPMAN, UNMARRIED BY DEED FROM LESLIE FENKL, UNMARRIED OF RECORD IN INSTRUMENT 200510030118585 ON 09/30/2005 AND FILED FOR RECORD ON 10/03/2005, REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT(S) IN BOOK 7900, PAGE 327; BOOK 7900, PAGE 741; AND INSTRUMENT 200012040118884, BOOK 8556, PAGE 11, BOOK 9383, PAGE 526, BOOK 9662, PAGE 869; BOOK 3314, PAGE 23, BOOK 7349, PAGE 564, AND BOOK 9731, PAGE 142, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 812 Autumn Court, Nashville, Tennessee 37221
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 08/22/08 13:05 2 pgs
Fees:13.00 Taxes:736.30

20080822-0086603

Witness my/our hand(s) this 14th day of August, 2008.

Clayton A. Chapman

Clayton A. Chapman

STATE OF ~~Tennessee~~ KY
COUNTY OF ~~Davidson~~ CALLOWAY

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

Witness my hand and official seal, this the 12 day of August, 2008.

Patricia Marie White

Notary Public

My Commission Expires:

(SEAL)

PATRICIA MARIE WHITE
Notary Public-State at Large
KENTUCKY
My Commission Expires January 24, 2011

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903