BOX 13 #14874

Davidson County DEEDWARR
Recvd: 03/03/09 15:31 2 pgs
Fees:13.00 Taxes:702.63
20090303-0018898

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2009

Notary Public: 3/20/2010

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Joshua C. Chappell	F & M Bank	Parcel ID:
7037 Calderwood Dr.	100 Bluegrass Commons, Suite 100	181030A09900CO
Antioch, TN 37013	Hendersonville, TN 37075	

FOR AND IN 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

Michael John Kalkstein and wife, Kara Jones Kalkstein

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Joshua C. Chappell, married
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:

BEING Lot No. 99, on the Plan of Section Four, Indian Creek Estates, of record in Plat Book 11700, Page 15, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Michael John Kalkstein by deed from Jacqueline M. Gutberlet of record in Instrument 20050707-0078736, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 10752, Page 553; Book 11708, Page 575; Instrument 200007270074152; Book 11033, Page 509; and Instrument 200007270074153, said Register's Office.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 11700, Page 15, said Register's Office; (3) PUD Boundary of record in Plat Book 9700, Page 391, said Register's Office; (4) Cemetery Easement of record in Book 5059, Page 374, and Book 6549, Page 403, said Register's Office; (5) Storm Water Detention Agreement of record in Book 10729, Page 380, said Register's Office; (6) Easement to United Telephone Company of record in Instrument 20000802-0076584, said Register's Office.

The said Kara Jones Kalkstein joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7037 Calderwood Dr., Antioch, TN 37013

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 hand this 27th day of February, 2009.

Michael John Kalkstein

Kara Jones Kalkstein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael John Kalkstein and wife, Kara Jones Kalkstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 2009.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.