File No. 290401294

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090031966 DEEDWARR
Recvd: 05/14/09 13:04 2 pgs
Fees:13.00 Taxes:499.50
20090514-0044423

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R. Chapman Sr.	SunTrust Mortgage, Inc.	Map 08608010200
(NAME) 1909 Welsenboro Circle	(NAME) 401 Commerce Street, Suite 6500	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Cathy Lane Edwards, an unmarried person**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Donald R. Chapman Sr. an unmarried man**, hereinafter called the grantee(s), HIS 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 Lot No. 354 on the Plan Of Camden Woods, Phase I, a Planned Unit Development, of record in Plat Book 6900, Pages 697 and 698, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Cathy Lane Edwards, an unmarried person by Warranty Deed from Gary L. Fitzgerald and wife, Shawna K. Fitzgerald of record in Book 10428, Page 435 on April 21, 1997 and filed for record on April 25, 1997, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6900, Page 697-698, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Instrument 20080924-0096976, Register's Office for Davidson County, Tennessee.

By-Laws as shown of record in Book 7620, Page 583, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Homeowner's Association as shown of record in Book 7783, Page 585, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 7661, Page 32, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1909 Welsenboro Circle, Hermitage, TN 37076
(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), HIS 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), HIS 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 hands this 13th day of May, 2009.

Cathy Lane Edwards

Cathy Lane Edwards

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Cathy Lane Edwards, an unmarried person the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of May, 2009.

Commission expires: 11-28-09

Tracey Trumphour

Notary Public

File Number: 290401294

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN