Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $134,900.00

Affiant

Subscribed and sworn to before me, this 13 day of November, 2009.

Notary Public
My commission expires: 7-24-10

03-0811-35682

Address of New Owner:	Send Tax Bills to:	Tax Information
Angie Chapman 133 Williamsburg West Court Nashville TN 37221	New Owner	142-06-0-077

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ann Phillips Andrews, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Angie Chapman, hereinafter called the Grantees, their successors 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. 70-A, on the Plan of Zone Lot Division of Lots 69 and 70, Section Two, Doral Country Estates, of record in Book 5800, Page 196, amended in Book 5800, Page 277, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ann Phillips Andrews by Warranty Deed from Joseph Louis Valasquez and wife, Nicole D. Valasquez, dated 7/25/90, recorded 7/27/90, in Book 8161, Page 944, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 133 Williamsburg West Court, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090078394 DEEDWARR
Recvd: 11/18/09 09:27 2 pgs
Fees:13.00 Taxes:499.13
20091118-0106071

WITNESS my hand this 13 day of November, 2009.

Ann Phillips Andrews

Ann Phillips Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ann Phillips Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 13 day of November, 2009.

~~Diane K. Mann~~ ATT Vixayvong
State of Tennessee at Large

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires ~~02/11/13~~

MY COMMISSION EXPIRES:
06/17/2013

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212