| THIS DOCUMENT PREPARED BY | This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F). |
|---|---|
| **JEFFREY MOBLEY**<br>Howard & Mobley, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | |

| Address of new owners: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Stephanie Lynne Chapman & Nathan Paul Chapman, Trustees<br>849 Forest Acres Drive<br>Nashville, Tennessee 37220 | SAME | Map 146 14 0<br>Parcel 026.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Stephanie Lynne Chapman, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie Lynne Chapman and Nathan Paul Chapman, Trustees of The Stephanie Lynne Chapman Living Trust, established by the Revocable Trust Agreement of Stephanie Lynne Chapman, dated January 5, 2011**, as amended from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.



BILL GARRETT, Davidson County
Trans:T20110006189 DEEDWARR
Recvd: 01/31/11 15:09 3 pgs
Fees:17.00 Taxes:0.00
20110131-0008598

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 5th day of January, ~~2011~~.

**Stephanie Lynne Chapman**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary ~~Public~~ in and for said County and State, Stephanie Lynne Chapman, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of January, 2011.

My Commission Expires:

JEFFREY MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 on the Plan of Forest Acres Subdivision, Section Three, as of record in Book 1424, Page 56, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan P. Chapman and Stephanie L. Chapman, husband and wife, of record as Instrument 20090806-0073679, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Stephanie Lynne Chapman by deed from Nathan Paul Chapman of record as Instrument No. 20110119-0005290, Register's Office for Davidson County, Tennessee.

This is improved property known as 849 Forest Acres Drive, Nashville, Tennessee 37220.