THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 11020152**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Jennifer Hall Affiant Subscribed and sworn to before me, this 11th day of March, 2011. Mary Frances Rudy Notary Public My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110016107 DEEDWARR
Recvd: 03/18/11 10:49 2 pgs
Fees:13.00 Taxes:943.50
20110318-0021412

WARRANTY DEED

Address New Owner: Jennifer Hall 1507 Gartland Avenue Nashville TN 37206	Send Tax Bills To: SunTrust Mtg 401 Commerce St. Ste 6100 Nashville, TN 37219	Tax Information: Tax Parcel ID No. 083-09-0-315

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan Chapman and Stephanie Chapman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer J. Hall, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of the Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nathan Chapman and wife, Stephanie Chapman by Warranty Deed dated June 2, 2006 from Charlotte J. Pence and husband, Timothy A. Jenkins, of record in Instrument No. 20060620-0073578, Register's Office for Davidson County, Tennessee.

POA of record in Instrument No 20110318-0021410
POA of record in Instrument No 20110318-0021411

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property located at 1507 Gartland Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2011.

Nathan Chapman by Taryn K. Anderson as his attorney in fact

Nathan Chapman by Taryn K. Anderson as his attorney in fact

Stephanie Chapman by Taryn K. Anderson as her attorney in fact

Stephanie Chapman by Taryn K. Anderson as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taryn K. Anderson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Nathan Chapman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of March, 2011..

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Taryn K. Anderson,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Stephanie Chapman,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 11th day of March, 2011..

Notary Public

My Commission Expires: May 18, 2014

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY