WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sharon R. Chapman	Coldwell Banker Mortgage	133-07-0-252.00
(NAME)	(NAME)	
179 Woodson Lane	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mount Laurel, NJ 08054	
(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, **Mary P. Luther aka Mary Elizabeth Luther**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Sharon R. Chapman and Harold J. Chapman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 67, on the Plan of PARMA HEIGHTS, as shown by plat appearing of record in Plat Book 2133, Page 23, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mary P. Luther, single by Warranty Deed dated May 16, 1973, from Steven S. Fulmer etux Mackie G. Fulmer and filed for record on May 23, 1973, in Book 4709, Page 960, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 11/18/11 11:08 3 pgs
Fees:18.00 Taxes:240.50
20111118-0090380

This conveyance is subject to:

All matters as set forth on the plat of record in Plat Book 2133, Page 23, Register's Office of said County.

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 179 Woodson Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-1331
SMG TN Warranty Deed

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), their heirs and/or 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), their heirs and/or 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 21 day of October, 2011.

Mary P Luther by Judith A Hancock, attorney in fact

Mary P. Luther by Judith A. Hancock,
as Attorney-in-Fact

State of Tennessee
County of Williamson

On this 21 day of October, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Judith A. Hancock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Mary P. Luther**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20111118-0090379, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

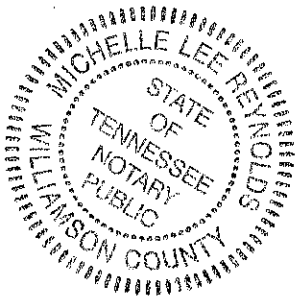
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 14, 2015