WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080921 DEEDWARR
Recvd: 12/21/11 14:41 2 pgs
Fees:13.00 Taxes:573.50
20111221-0099828

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitzi J. Chapman	First Community Mortgage Inc	164-10-0-A-226.00 CO
(NAME) 513 Stardale Way	(NAME) 275 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Jason Thorpe, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitzi J. Chapman, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR 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 al of Lot No. 147, on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 20030401-0042979, 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 Jason Thorpe, an unmarried man, by deed of record in Instrument Number 20050610-0066650 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Village Four, Summerfield of record in Instrument No. 20030401-0042979, Register's Office of Davidson County, Tennessee. Restrictive Covenants of record in Book 11588, page 484 and amended in Book 11669, page 376, Instrument No. 20010308-0021946 and in Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, and Instrument No. 20030527-0071167 (Village Four Only); By-Laws of record in Book 11648, page 660 and amended in Instrument No. 20010326-0028531; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20010514-0049520; Easement to BellSouth Telephone and Telegraph of record in Book 1141, page 327; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Agreement for dedication of an easement for Sanitary Sewer and/or Storm Drainage in Instrument No. 20000809-0079074; Grant of Permanent Easement of record in Instrument No. 20000824-0083643; Easements of record in Instrument No. 200000913-0091247, Instrument No. 200000913-0091248 and Instrument No. 200000913-0091249, any and all mattes shown on plat of record in Instrument No. 20030401-0042979; all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 513 Stardale Way, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 16th day of December, 2011.

Jason Thorpe

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Thorpe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin~~ Smyrna, Tennessee this 16th day of December, 2011.

Commission expires: KK

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County