Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20120022092 DEEDWARR
Recvd: 03/27/12 10:23 2 pgs
Fees:13.00 Taxes:333.00
20120327-0025897

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 90,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2012.

Notary Public

My commission expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 JOHNNY CASH PARKWAY, SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EAS PROPERTIES, INC	**NEW OWNER**	**03407002900**
207 SHEPHERD HILLS DR	**202 PLACID GROVE LN**	
MADISON, TN 37115	**GOODLETTSVILLE, TN 37072**	

FOR AND IN 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 ACKNOWLEDGE, WE,

KAREN ANDERSON CHAPMAN, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EAS PROPERTIES, INC

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 Lot No. 18 on the Plan of Shepherd Hills Subdivision, Section I, of record in Book 2331, page 46, Register's Office for said County

SAID Lot No. 18 fronts 115 feet on the east side of Shepherd Hills Drive and runs back 415 feet on the north line and 296 feet on the south line to a dead line in the rear on which it measures 165.3 feet.

BEING THE SAME PROPERTY CONVEYED TO KAREN ANDERSON CHAPMAN BY QUITCLAIM DEED FROM DAVID P ANDERSON, AN UNMARRIED MAN DATED 05/05/09 AND RECORDED ON 05/07/09 IN INSTRUMENT NO. 20090507-0042153, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 2331, Page 46, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 207 SHEPHERD HILLS DR, MADISON, TN 37115.

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 in 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/our hand(s) this 22nd day of March, 2012.

Karen Anderson Chapman
KAREN ANDERSON CHAPMAN

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Personally appeared before me, a Notary Public of said County and State, KAREN ANDERSON CHAPMAN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of March, 2012.

Melissa J. Butchko-Turecki
Notary Public

My Commission Expires: 8-20-14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014