BILL GARRETT, Davidson County
Trans:T20120043935 DEEDWARR
Recvd: 06/14/12 11:10 3 pgs
Fees:18.00 Taxes:1221.00
20120614-0052128

THIS INSTRUMENT PREPARED BY: **GEORGE V. CRAWFORD, JR.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF JUNE, 2012. NOTARY PUBLIC MY COMMISSION EXPIRES: 01/07/2013

Address New Owner As Follows: David D. Bachman and Linnette M. Bachman 4809 Manassas Drive Brentwood, TN 37027	Send Tax Bills To: Franklin American Mortgage Co. 501 Corporate Centre Dr., Suite 400 Franklin, TN 37067	Map-Parcel Number: 171 03 0A 083.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN BARRET CHAPMAN AND WIFE, AMY CHAPMAN**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **DAVID D. BACHMAN AND LINNETTE M. BACHMAN, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 182, on the Plan of Section Two, Fredricksburg, of record in Plat Book 7900, page 640, said Register's Office, to which reference is hereby made for a more complete description.

Reference is also made to the Boundary Plat recorded in Plat Book 7900, page 509, and Amenities Area recorded in Plat Book 7900, page 807, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Barret Chapman and wife, Amy Chapman, by deed dated May 5, 2005, from Jannie C. Gray Williams and husband, Leon Vincent Williams, recorded on May 6, 2005, as Instrument No. 20050506-0051310, Register's Office for Davidson County, Tennessee.

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 made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 7900, page 640, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 7900, page 509, and Book 7900, page 807, Register's Office for Davidson County, Tennessee.

4. Restrictions, By-Laws, Charter, Amenities and Deeds of conveyance of record in Book 8920, page 65; Book 9600, page 393; Book 9860, page 840; Book 7798, page 843; Book 10453, page 931; Book 10894, page 541; Book 8920, page 45; Book 8920, page 40; Book 9443, page 538; Book 7900, page 807; Book 9698, page 81; and in Book 9698, page 124, in said Register's Office.

5. Easements of record in Book 7993, page 249 and in Book 7851, page 712, Register's Office for Davidson County, Tennessee.

6. Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 40, Register's Office for said County.

7. Deed of Conveyance of record in Book 9698, page 812 and Book 9698, page 124, Register's Office for Davidson County, Tennessee.

8. Easement to Bellsouth of record in Book 10709, page 142, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4809 Manassas Drive, Brentwood, TN 37027**.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 12th day of June, 2012.

John Barret Chapman

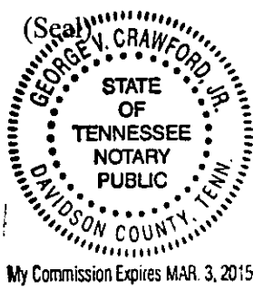
Amy Chapman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BARRET CHAPMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2012

(Seal)



Notary Public

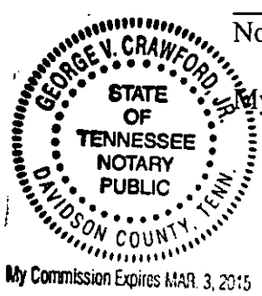
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMY CHAPMAN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of June, 2012

(Seal)



Notary Public

My Commission Expires: _____