Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to Chapman & Rosenthal Title, Inc.

BILL GARRETT, Davidson County
Trans:T20120061030 DEEDWARRSP
Recvd: 08/16/12 08:25 3 pgs
Fees:18.00 Taxes:3209.01
20120816-0073236

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Community First Bank & Trust**, FIRST PARTY, which expression shall include successors and assigns, and **William T. Chapman, IV and wife, Donna M. Chapman**, as tenants by the entirety, SECOND PARTY, which expression shall include [heirs, assigns and personal.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot 26, PLAN OF HIGH RIDGE SUBDIVISION, PHASE TWO, as shown on plat of record in Instrument No. 20010129-0008513, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20120327-0025976, Register's Office of Davidson County, Tennessee.
>
> Tax Map & Parcel: 159 03 0 043.00.

FIRST PARTY COVENANTS with SECOND PARTY that it has lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; declaration of covenants, conditions and restrictions of record in Book 11741, Page 713, and amended in Instrument No. 20040624-0075401, Register's Office of Davidson County, Tennessee; Charter of High Ridge Homeowners' Association, Inc. of record in Instrument Nos. 19991220-0304886 and 20000107-0002658, Register's Office of Davidson County, Tennessee; Stormwater Detention Agreement as set forth in instrument of record in Instrument No. 20010109-0002596, Register's Office of Davidson County, Tennessee; permit and covenants concerning occupancy and use of portion of easement for building purposes as set forth in instrument of record in Instrument No. 20050627-0073291, Register's Office of Davidson County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as

shown on recorded plat.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, assigns and personal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 13th day of August, 2012.

Community First Bank & Trust

By: Jim Bratton, SVP/CCO

Print Name: Jim Bratton

Title: Senior Vice President
Chief Credit Officer

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Jim Bratton, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a SVP/CCO of Community First Bank & Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 13th day of August, 2012.

My commission expires: 6-24-14

Nita C. Lentz
Notary Public

NITA C. LENTZ STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $867,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2012.

My commission expires:

Notary Public

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

NEW PROPERTY OWNERS:

William T. Chapman IV
1137 Radnor Glen
Brentwood TN 37027

PERSON(S) RESPONSIBLE FOR TAXES:

New Owner

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