AFTER RECORDING RETURN TO:
Independence Title and Escrow Services, Inc.
416 High Street
Maryville, TN 37804
file # 12110657

THIS INSTRUMENT WAS PREPARED BY:
Independence Title and Escrow Services, Inc.
By: Kim Russell, Atty.
416 High Street
Maryville, TN 37804

For recording purposes only:

BILL GARRETT, Davidson County
Trans:T20130003091 DEEDWARR
Recvd: 01/11/13 10:05 3 pgs
Fees:18.00 Taxes:290.82
20130111-0003685

Property Owner Name & Address:	Send Tax Bills To:	CLT No.
Aliya J. Lechner Corinne S. Cook 404 Bonnawood Drive Hermitage, TN 37076	United Wholesale Mortgage, ISAOA 555 South Adams Rd Birmingham, MI 48009 loan # 1351258999	074-12-0-024.00

WARRANTY DEED

THIS INDENTURE, made this 8 day of January, 2013 between **DARRELL WAYNE CHAPMAN, Executor and Personal Representative for the Estate of Reba Ann Chapman**, resident of Davidson County, Tennessee ("Grantor") and **ALIYA J. LECHNER, unmarried, a ½ undivided interest, and CORINNE S. COOK, unmarried, a ½ undivided interest, as tenants in common with full rights of survivorship**, residents of Davidson County, Tennessee (collectively "Grantee"),

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to the Grantor in hand paid by the said Grantee, the receipt and legal sufficiency all of which are hereby acknowledged, the Grantor, has this day bargained, sold, transferred, and conveyed unto the Grantee the following described premises and real property:

Land in Davidson County, Tennessee, being Lot No. 609, on the plan of Hermitage Hills, Section 6, of record in Plat Book 3300, Page 10, Register's Office for said county, to which reference is made for a more complete description.

THIS CONVEYANCE is made subject to restrictions, easements, setbacks, and other conditions recorded in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee.

ALSO SUBJECT to any and all applicable restrictions, easements, building setback lines and other conditions as are shown in the records of the said Register's Office.

NO NEW BOUNDARY LINE SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE. THE PROPERTY DESCRIPTION OF THE SUBJECT PROPERTY WAS TAKEN FROM THE REFERENCED PRIOR DEED, AND PREPARER MAKES NO REPRESENTATION WHATSOEVER AS TO THE ADEQUACY OR ACCURACY OF THE DESCRIPTION OTHER THAN THAT IT WAS ACCURATELY TRANSCRIBED FROM THE SAID PRIOR DEED.

BEING and intending to be the same property conveyed to James A. Chapman (now deceased) and wife, Reba Ann Chapman (now deceased) Quit Claim Deed dated 07/18/91 and recorded on 07/25/91 in Book 8405, Page 75, in the Register's Office for Davidson County, Tennessee.

IN EXECUTING THIS INSTRUMENT, GRANTOR DOES HEREBY MAKE OATH THAT JAMES A. CHAPMAN PREDECEASED HIS WIFE, REBA ANN CHAPMAN, WITH THE DATE OF HIS DEATH BEING ON OR ABOUT 03/25/2011, THEREBY LEAVING REBA ANN CHAPMAN AS SURVIVING TENANT BY THE ENTIRETY. REBA ANN CHAPMAN IS NOW DECEASED WITH THE DATE OF HER DEATH BEING ON OR ABOUT 06/15/2011, WITH HER LAST WILL AND TESTAMENT HAVING BEEN FILED IN DAVIDSON COUNTY, TENNESSEE PROBATE OFFICE UNDER DOCKET # 11P-1067, WHEREAS SAID LAST WILL AND TESTAMENT NAMES DARRELL WAYNE CHAPMAN AS ALTERNATE EXECUTOR, IF JAMES ALLEN CHAPMAN WERE TO PREDECEASE HER. SEE ALSO ORDER APPROVING SALE OF REAL PROPERTY FILED IN DAVIDSON COUNTY, TENNESSEE PROBATE OFFICE ON 11/30/2012, WHICH GIVES EXECUTOR, DARRELL WAYNE CHAPMAN THE AUTHORITY TO SELL SUBJECT PROPERTY.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD THE aforesaid premises and real estate to the said Grantees, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that title hereto is free, clear and unencumbered, except as aforesaid; and the current year's taxes which are prorated between the parties as of the date of this deed; and the Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's Hand and Seal as of the date of first recited above.

Darrell Wayne Chapman /Exc.

DARRELL WAYNE CHAPMAN, Executor and Personal Representative for the Estate of Reba Ann Chapman

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, **DARRELL WAYNE CHAPMAN, Executor and Personal Representative for the Estate of Reba Ann Chapman,** with whom I am acquainted or proved to me on the basis of satisfactory evidence, that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Wilson County, Tennessee, this 8 day of January, 2013.

Notary Public

3-3-2014
My Commission Expires:

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 3, 2014

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, [redacted] which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Darrell Wayne Chapman /Exc.
AFFIANT

Subscribed and sworn to before me this the 8 day of January, 2013.

NOTARY PUBLIC

3-3-2014
MY COMMISSION EXPIRES:

JAMES T. SCHOLTEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
March 3, 2014

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, $ 78,600.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 10 day of January, 2013.

NOTARY PUBLIC

11/28/15

MY COMMISSION EXPIRES:

STEPHANIE A. JAYNE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF BLOUNT